

New England Real Estate Journal

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**SALES AND LEASES
TRANSACTION REPORT**

SEPTEMBER 2014

As published in the
New England Real Estate Journal

MONTHLY SALES AND LEASE REPORT

As Reported In The New England Real Estate Journal

Month of SEPTEMBER 2014

ADDRESS	SALE PRICE	SIZE	REP. OF SELLER/LESSOR	BUYER/LESSEE	REP. OF BUYER/LESSEE	STORY LINK
51 Melcher St. Boston	\$52.75M	102,727 sf	Cushman & Wakefield	Zurich North America	Zurick Alternative Asset Mgmt.	CLICK HERE
11 Ferry St. Essex, CT	\$3.465M	21,000 sf on 13.2 acres	JJ Manning Auctioneers	—	JJ Manning Auctioneers	CLICK HERE
146 Mt. Auburn St. Cambridge, MA	\$1.8M	4,150 sf	NAI Hunneman	Theodore Galante	Hammond R.E.	CLICK HERE
1050 Perimeter Rd. Manchester, NH	\$4.05M	147,000 sf on 16 acres	NAI Norwood Group	Brady Sullivan Props.	Brady Sullivan Props.	CLICK HERE
10 Riverside Dr. Lakeville, MA	—	1,911 sf	Canpro Investment Ltd.	CWC Software, Inc.	—	CLICK HERE
30 Riverside Dr. Lakeville, MA	—	4,788 sf	Canpro Investment Ltd.	Beth Israel Deaconess Health Care	—	CLICK HERE
10 New England Business Center Andover, MA	—	15,259 sf	CBRE/N.E.	Meadowbrook/TPA Assoc.	Cresa	CLICK HERE
15 New England Business Center Andover, MA	—	5,288 sf	CBRE/N.E.	Little Sprouts Growing Center	Cushman & Wakefield	CLICK HERE
35 New England Business Center Andover, MA	—	3,356 sf	CBRE/N.E.	Andover Personnel	Andover Personnel	CLICK HERE
83 Wooster Heights Rd. Danbury, CT	—	10,004 sf	Cushman & Wakefield	Sigmund Software	Hudson Comm'l. R.E.	CLICK HERE
83 Wooster Heights Rd. Danbury, CT	—	2,776 sf	Cushman & Wakefield	Concentrix	Colliers Int'l.	CLICK HERE
195 Canal St. Malden, MA	—	76,000 sf	Combined Props.	Cambridge Health Alliance	Combined Props.	CLICK HERE
117 Kendrick St. Needham, MA	—	15,197 sf	Cushman & Wakefield	Verastem, Inc.	Transwestern/RBJ	CLICK HERE
161 Worcester Rd. Framingham, MA	—	4,014 sf	CB Richard Ellis/N.E.	Disruptor Beam	Greater Boston Comm'l. Props.	CLICK HERE
318 Main St. Northborough, MA	—	5,398 sf	CB Richard Ellis/N.E.	Dario Design, Inc.	Greater Boston Comm'l. Props.	CLICK HERE
176 East Main St. Westborough, MA	—	1,750 sf	CB Richard Ellis/N.E.	Sports Fields Holdings, LLC	Greater Boston Comm'l. Props.	CLICK HERE
239 South St. Hopkinton, MA	—	1,639 sf	CB Richard Ellis/N.E.	Citara Systems	Greater Boston Comm'l. Props.	CLICK HERE
181 Cedar Hill St. Marlborough, MA	—	1,835 sf	CB Richard Ellis/N.E.	HelixBind	Greater Boston Comm'l. Props.	CLICK HERE
65 Boston Post Rd. West Marlborough, MA	—	1,230 sf	Cushman & Wakefield	Workbeast, LLC	Greater Boston Comm'l. Props.	CLICK HERE
87 Elm St. Hopkinton, MA	—	3,328 sf	Cushman & Wakefield	PMS	Greater Boston Comm'l. Props.	CLICK HERE
Cross Point Rtes. 3 and 495, Lowell, MA	\$100M	1.2M sf	—	Anchor Line Ptrs. and Farallon Capital Mgmt. LLC	Anchor Line Ptrs. and Farallon Capital Mgmt. LLC	CLICK HERE
South & Main Sts. Hingham, MA	—	1,625 sf	The Grossman Cos.	Brewed Awakenings	The Grossman Cos.	CLICK HERE

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Suncook, NH	\$2.3M	26,000 sf and 5 acres of land	Harrington & Reeves	—	—	CLICK HERE
253 Amherst St. Nashua, NH	\$27M	131,768 sf	CBRE	Chop Acquisition	—	CLICK HERE
31 Auburn St. Manchester, NH	\$725,000	10,350 sf	Stebbins Comm'l. Props., Inc.	S.E.D. LLC	—	CLICK HERE
130 International Dr. Portsmouth, H	—	50,687 sf	The Kane Co.	Andover Health Care, Inc.	The Kane Co.	CLICK HERE
1900 Crown Colony Dr. Quincy, MA	\$18.175M	135,800 sf	Colliers Int'l.	Jumbo Capital Mgmt.	Colliers Int'l.	CLICK HERE
417 South St. Marlborough, MA	—	32,400 sf	CBRE/N.E.	IEP Technologies, LLC	—	CLICK HERE
349 Lake Rd. Killingly, CT	—	147,848 sf	Colliers Int'l.	C&M Technologies	Cassidy Turley	CLICK HERE
9 Technology Dr. Westborough, MA	\$47M	250,813 sf	Cushman & Wakefield	W.P. Cary Inc.	—	CLICK HERE
20 Knollwood Dr. Clinton, Ct	—	8,600 sf	The Greenty Group	American Marketing Int'l. LLC	The Geenty Group	CLICK HERE
Brayton Ave. at Jefferson St. Fall River, MA	\$2.145M	35,000 sf on 35 acres (ground lease)	Marcus & Millichap	Pentucket Motor Lodges, Inc.	Marcus & Millichap	CLICK HERE
23 Cranberry Hwy. and 44 Adams St. Bourne, MA	\$625,000	—	Kinlin Grover	—	Kinlin Grover	CLICK HERE
157 Centre St. Malden, MA	—	2,140 sf	Combined Props. (self)	H&R Block	—	CLICK HERE
185 Devonshire St. Boston	\$903,820	2,673 sf	NAI Hunneman	Vell 185, LLC (Executive Search)	Parsons Comm'l. Group	CLICK HERE
1700 Mineral Spring Ave. North Providence, RI	\$1M	—	Joseph W. Accetta & Assoc.	K. Bros	Joseph W. Accetta & Assoc.	CLICK HERE
1334 Park Ave. Cranston, RI	—	2,003 sf bldg. on 21,283 sf	Joseph W. Accetta & Assoc.	Bowen Investment Corp. (Honey Dew Donuts)	Joseph W. Accetta. & Assoc.	CLICK HERE
624 Woonasquatucket Ave. North Providence, RI	\$250,000	24,000 sf and 1,696 sf bldgs.	Joseph W. Accetta & Assoc.	Pathfinder Corp.	Joseph W. Accetta & Assoc.	CLICK HERE
Elm St. Bridgewater, MA	\$1.775M total (from \$250,000 to \$425,000)	4 parcels from 2 to 7 acres from 10,500 sf to 18,400 sf	Quinn Assoc.	MMC Realty LLC; Tainin Chartain LLC; SRS Petroleum; and Anchorage, LLC	—	CLICK HERE
110 Kenyon Ave. Pawtucket, RI	\$275,000	85,204 sf on 25,000 sf	Joseph W. Accetta & Assoc	Jonathan Savage	—	CLICK HERE
1150 Pontiac Ave. Cranston, RI	—	2,400 sf	Joseph W. Accetta & Assoc.	Vassa Yoga Studio	—	CLICK HERE
49 North Union St. Pawtucket, RI	\$175,000	66,000 sf on 14,000 sf	Joseph W. Accetta & Assoc.	Nexus Corp.	—	CLICK HERE
70 Jefferson Blvd. Warwick, RI	\$175,000	1,500 sf	Joseph W. Accetta & Assoc.	Karen Bacon	—	CLICK HERE
70 Greenville Ave. Cranston, RI	\$115,000	1,920 sf on 9,890 sf	Joseph W. Accetta & Assoc.	Metro Surveillance	—	CLICK HERE

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122 Main St. Lincoln, RI	\$335,000	6 res. units	Coldwell Banker Comm'l.	—	Coldwell Banker	CLICK HERE
Summit Office Park Warwick, RI	—	4,000 sf	MG Comm'l.	John Harnett	—	CLICK HERE
805 Middlesex Tpke. Billerica, MA	\$5M	123,000 sf	Cushman & Wakefield	R.J. Kelly	Cushman & Wakefield	CLICK HERE
19 Seemans Ln. Milford, CT	—	5,000 sf	Angel Comm'l. LLC	The Nutty Co., Inc.	Angel Comm'l. LLC	CLICK HERE
350 Long Beach Blvd. Stratford, CT	—	9,000 sf	Angel Comm'l. LLC	Eastern Connection, Inc.	Vida/ Wettenstein	CLICK HERE
49-57 Main St. Hudson, MA	\$263,000	14,000 sf	O'Brien Comm'l. Props., Inc.	Petros Muratoglu and Apostolia Bougaidou	—	CLICK HERE
Hudson, MA	\$425,000	—	O'Brien Comm'l. Props., Inc.	Jose Peneda	—	CLICK HERE
503 River Rd. Hudson, MA	\$775,000	13,696 sf on .82 acres	O'Brien Comm'l. Props., Inc.	Consolidated Utilities Corp.	—	CLICK HERE
380 Commonwealth Ave. Boston	\$8,819,853M	to convert to 5 luxury condos	Boston Realty Advisors	Sea Dar R.E. Inc. and CNW Capital Ptrs., LLC	Boston Realty Advisors	CLICK HERE
19 Myrtle St. Boston	over \$16M	135 units	—	Rogerson Communities	Mass. Housing	CLICK HERE
169 and 171 Mt. Vernon St. Boston	—	21,947 sf on .746 acres	The Nery Corp.	Scott Hallman (Hallman Septic & Portable Toilets, LLC)	Coastal Comm'l. R.E.	CLICK HERE
258-262 Pleasant St. Malden, MA	\$2.05M	31,360 sf	Denenberg Realty Advisors	—	Denenberg Realty Advisors	CLICK HERE
10 Centennial Dr. Peabody, MA	—	40,000 sf	Cushman & Wakefield	Energi Insurance Services	JLL	CLICK HERE
One Research Dr. Westborough, MA	—	114,000 sf	Ferris Development Group	Genzyme (a Sanofi company)	JM Zell	CLICK HERE
30 Reservoir Park Dr. Rockland, MA	\$6.75M	35,250 sf	Rader Props., Inc.	Foxrock Reservoir Realty, LLC	—	CLICK HERE
19 Sterling Rd. Billerica, MA	—	10,650 sf	Greater Boston Comm'l. Props., Inc.	L&L Engineering Co.	Greater Boston Comm'l. Props., Inc.	CLICK HERE
10-24 Providence Hwy. Dedham, MA	—	93,000 sf (being built)	Capital Comm'l.	SSG Development	Wronka Ltd.	CLICK HERE
1630 V.F.W. Parkway West Roxbury, MA	—	—	Capital Comm'l.	Bagelville	Barry Realty Group, LLC	CLICK HERE
14 Gill St. Woburn, MA	—	6,000 sf	Cummings Props.	Covaris	Cummings Props.	CLICK HERE
8 Henshaw, St. Woburn, MA	—	13,000 sf	Cummings Props. (self)	Blue Stream Laboratories	CBRE/N.E.	CLICK HERE
75 Tresser Stamford, CT	\$121M	344 units and 5,500 sf of retail	Clal US	Clal Insurance and Waterton Assoc., LLC (Chicago, Ill.)	Clal Insurance and Waterton Assoc., LLC	CLICK HERE
345 Huntington Tpke. Bridgeport, CT	—	1,970 sf	Posigen CT LLC	Berkshire Hathaway Home Services	New England Props.	CLICK HERE
150 to 154 Columbus Blvd. New Britain	\$7.65M	54,450 sf	CBRE	The Grossman Cos.	The Grossman Cos.	CLICK HERE

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45 Hawthorne St. and 288 Pine St. Bristol, CT	\$3.75M	56 units	Northeast Private Client Group	MPT Ptrs. LLC	Northeast Private Client Group	CLICK HERE
37 Franklin St. Westport, CT	\$1.2M	6,000 sf	Vidal Wettenstein	Chirs Anderson	Cushman & Wakefield	CLICK HERE
188 Bradley St. East Haven, CT	\$1M	29,240 sf on 5.16 acres	Fischer R.E. and Dow Realty	BAS Investments, LLC	Shoreline Props.	CLICK HERE
172 Golden St. Meriden, CT	—	5,000 sf	Press/Cuozzo Comm'l. Services	Precision Pipeline Solutions	Drubner Comm'l.	CLICK HERE
65 Kreiger Ln. Glastonbury, CT	\$980,000	9,812 sf on .92 acres	O,R&L Comm'l.	EGI Props., LLC	Century 21	CLICK HERE
122-138 Market Square Newington, CT	\$630,000	5,880 sf on .207 acres	Morrow Realty	Yang Props.	Re/Max Precision Realty	CLICK HERE
125 Greenwich Ave. Greenwich, CT	—	4,800 sf	Allied Props.	Shreve, Crump & Low of Boston	Austin Corp. Props. and Goldschmidt & Assoc.	CLICK HERE
8 Inspiration Ln. Chester, CT	—	17,396 sf	The Geenty Group	Chapco, Inc.	—	CLICK HERE
Research Dr. Shelton, CT	—	—	—	P. W. Grosser Consulting	—	CLICK HERE
165 Benton St. Stratford, CT	\$500,000	3,300 sf on .31 acres	Angel Comm'l. LLC	Mr. Handyman of Upper Fairfield County	Angel Comm'l. LLC	CLICK HERE
199 Shunpike (Rte. 3) Cromwell, CT	—	2,650 sf	H. Pearce Co.	Marc Community Resources, LTD	Trevor Davis Comm'l. R.E. LLC	CLICK HERE
816 Broad St. (Rte. 5) Meriden, CT	—	1,609 sf	Pinpoint Comm'l. R.E.	Solutions EAP	Trevor Davis Comm'l. R.E. LLC	CLICK HERE
909 Newfield St. (Rte. 3) Middletown, CT	—	2,300 sf	Trevor Davis Comm'l.	Middletown Board of Education	Trevor Davis Comm'l. R.E. LLC	CLICK HERE
438 Main St. Middletown, CT	—	367 sf	Trevor Davis Comm'l.	Revolutionary Strategies	Trevor Davis Com'l. R.E. LLC	CLICK HERE
438 Main St. Middletown, CT	—	428 sf	Trevor Davis Comm'l.	Newtech Installation USA	Trevor Davis Comm'l. R.E. LLC	CLICK HERE
Boston Post Rd. (Rte. 1) Greenwich, CT	total \$47M	48,000 sf	Urstadt Biddle Props, Inc.	Urstadt Biddle Props., Inc.	Urstadt Biddle Props., Inc.	CLICK HERE
Sound Beach Ave. at Arcadia Rd., Greenwich, CT		41,000 sf	Urstadt Biddle Props, Inc.	Urstadt Biddle Props, Inc.	Urstadt Biddle Props, Inc.	CLICK HERE
3 Allied Dr. (Dedham Place) Dedham, MA	—	15,500 sf	Colliers Int'l.	Rage Frameworks	JLL	CLICK HERE
Granite Woods Corp. Ctr. Braintree, MA	—	15,861 sf	Colliers Int'l.	Smith & Brink	Colliers and Cushman & Wakefield	CLICK HERE
Granite Woods Corp. Ct. Braintree, MA	—	7,800 sf	Colliers Int'l.	VHA., Inc.	Colliers and Cushman & Wakefield	CLICK HERE
39 Bay State Rd. Boston	\$4M	11 units	NAI Hunneman	Mo Mestaykh	NAI Hunneman	CLICK HERE
South & Main Sts. Hingham, MA	—	1,072 sf	The Grossman Cos.	Bloomy Rind	The Grossman Cos.	CLICK HERE
117 Beaver St. Waltham, MA	—	16,500 sf	NAI Hunneman	LaVallee's Bakery	Landmark R.E. Advisors	CLICK HERE

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1690 New Britain Ave. Farmington, CT	\$20.5M	165,264 sf	CBRE/N.E.	Albany Bond R.E. Ptrs.	CBRE/N.E.	CLICK HERE
1029-1041 Main St. Worcester, MA	\$1.178M	33 units	Marcus & Millichap	Salisbury Worcester, LLC	Marcus & Millichap	CLICK HERE
160 West Broadway and 135 Athens St. South Boston, MA	\$1.8M	8,816 sf	Wallace Co., LLC	JLD Realty Trust	Duhallow R.E.	CLICK HERE
99 Lawrence St. Clinton, MA	—	18,216 sf	Greater Boston Comm'l. Props., Inc.	Bent Productions	Greater Boston Comm'l. Props., Inc.	CLICK HERE
800 South St. Waltham, MA	—	6,444 sf	Cassidy Turley	Kahn, Litwin, Renza	R.W. Holmes Realty Co.	CLICK HERE
Watertown, MA	—	6,000 SF	Cushman & Wakefield	Digital Impulse	Cushman & Wakefield	CLICK HERE
20 Park Plaza Boston	—	—	—	Greystone	JLL	CLICK HERE
113 Irving St. Framingham, MA	\$650,000	18,000 sf	Metrowest Comm'l. R.E.	Wit-Sal Inc.	Metrowest Comm'l. R.E.	CLICK HERE
Brayton Ave. at Jefferson St. Fall River	\$2.145M	3,844 sf	Marcus & Millichap	Pentucket Motor Lodges, Inc.	Marcus & Millichap	CLICK HERE
Boston Rd. Springfield, MA	\$9.82M	105,393 sf on 12 acres	Cushman & Wakefield	Cole Credit Property Trust IV, Inc.	Cushman & Wakefield	CLICK HERE
290 Turnpike Rd. (Rte. 9) Westborough, MA	\$18.725M	183,900 sf	CBRE/N.E.	RK Assoc.	—	CLICK HERE
51 East Main. St. Avon, CT	—	829 sf	Berkshire Hathaway	Barre 44	RM Bradley	CLICK HERE
Webster Square Worcester, MA	—	25,708 sf	Related Beal	Marshalls	—	CLICK HERE
Webster Square Worcester, MA	—	7,500 sf	Related Beal	Dollar Tree	—	CLICK HERE
Webster Square Worcester, MA	—	2,000 sf	Related Beal	Gibbons Liquors	—	CLICK HERE
Webster Square Worcester, MA	—	2,000 sf	Related Beal	Kai Sushi Bar and Grill	—	CLICK HERE
Webster Square Worcester, MA	—	11,336 sf	Related Beal	Rainbow Apparel/ Fashion Gallery	—	CLICK HERE
Rte. 16 and Rte. 28 (Mystic Valley Pwy. and The Fellsway), Medford, MA	—	150,738 sf on 19 acres	Charter Realty & Development Corp. and Regency Centers	Charter Realty & Development Corp. and Regency Centers	—	CLICK HERE
35 Pond Park Rd. Hingham, MA	—	—	—	Phase Zero Design	—	CLICK HERE
558-578 Washington St. Boston	—	10,204 sf	Linear Retail Props.	Linear Retail Props	—	CLICK HERE
North Conway, NH	—	8,000 sf	K Corp.	Sea Dog Brewing Co.	—	CLICK HERE
Wellington Circle Medford, MA	—	5,405 sf	Bierbrier Development, Inc.	Men's Warehouse	Men's Warehouse	CLICK HERE
Main St. Lynn Fells Pwy. and Melrose St. Melrose, MA	—	2,500 sf	Charter Realty & Development	Rockland Trust	—	CLICK HERE