

New England Real Estate Journal

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**SALES AND LEASES
TRANSACTION REPORT**

NOVEMBER 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 NOVEMBER 2014

ADDRESS	SALE PRICE	SIZE	REP. OF SELLER/LESSOR	BUYER/LESSEE	REP. OF BUYER/LESSEE	STORY LINK
237 Putnam Ave. and 19-23 Blackstone St. Cambridge, MA	\$31.5M	78,672 sf	JLL	Brickman Assoc.	JLL	CLICK HERE
200,300,400 & 500 Network Center Dr. Tewksbury, MA	\$13M	722,422 sf in 4 bldgs. on 84 acres	Rubenstein Props., Fund II L.P.	Rubenstein Props., Fund II L.P.	Rubenstein Props., Fund II L.P.	CLICK HERE
342-348 Circuit St. Hanover, MA	\$4.55M	168,144 sf in 2 bldgs. on 17 acres	The Conrad Group	4M 16 Commerce, LLC	Cambridge Capital Advisors	CLICK HERE
22-28 Wren Terrace Quincy, MA	\$1.175M	7 units	Marcus & Millichap	—	Pepdjunovic and Thompson	CLICK HERE
Ferry St. Malden, MA	\$865,00	8 units	Pepdjonc	—	Marcus & Millichap	CLICK HERE
205 Burlington Rd. Bedford, MA	\$2.3M	\$1,502 sf	Cushman & Wakefield	Calare Props.	Calare Props.	CLICK HERE
1050 Main St. Newington, CT	—	500 sf	Morrow Realty	Exclusive Props., LLC	Exclusive Props. LLC	CLICK HERE
50 Market Sq. Newington, CT	—	400 sf	Morrow Realty	KC's Gold and Collectibles	Morrow Realty	CLICK HERE
171 Market Sq. Newington, CT	—	650 sf	Morrow Realty	The Sacred Self	ReMax Hometown	CLICK HERE
100 Market Sq. Newington, CT	—	—	Morrow Realty	Hair Salon European Skin Care	Berkshire Hathaway	CLICK HERE
735-737 Concord, Ave. Cambridge, MA	—	12,972 sf	Avison Young	Nano Terra	Cushman & Wakefield	CLICK HERE
33-41 Farmsworth St. Boston	—	8,180 sf	Transwestern/RBJ	Infinata, Inc.	Boston Realty Advisors	CLICK HERE
35 New England Business Ctr. Andover, MA	—	6,766 sf	CBRE/N.E.	Vanasse & Assoc., Inc.	Mohr Ptrs.	CLICK HERE
35 New England Business Ctr. Andover, MA	—	5,141 sf	CBRE/N.E.	Old Republic Title Insurance Group	DTZ	CLICK HERE
35 New England Business Ctr. Andover, MA	—	2,297 sf	CBRE/N.E.	Spruce Law LLC	JLL	CLICK HERE
1 Pope St. Wakefield, MA	—	15,320 sf	Carbone Comm'l. R.E.	PM Web	Nordlund Assoc., Inc.	CLICK HERE
8 sites in N.H. and 4 sites in ME	\$12.161M	—	Fini R.E. Group and NAI Dunham Group	STORE Capital and Martin's Mgmt. Assoc.	STORE Capital and Martin's Mgmt. Assoc.	CLICK HERE
300 Southborough Dr. South Portland, ME	—	65,000 sf	NAI The Dunham Group	Disability RMS	—	CLICK HERE
110 Corporate Dr. Portsmouth, NH	—	13,740 sf	CBRE/ Portsmouth	PlaneSense	—	CLICK HERE
40 Sears Lane Burlington, VT	—	25,405 sf	Nedde R.E.	Champlain College	—	CLICK HERE
8 Auburn St. Nashua, NH	\$275,000	—	Prolman Realty, Inc.	One Main St. Professional Building, LLC	Prolman Realty, Inc.	CLICK HERE

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260-262 Cottage St. Littleton, NH	—	10,000 sf	Peabody & Smith Realty	Dept. of Veterans Affairs	—	CLICK HERE
900 Elm St. Manchester, NH	\$19.75M	219,000 sf	—	Brady Sullivan Props.	Brady Sullivan Props.	CLICK HERE
46 Market St. Portsmouth, NH	\$1.599M	—	NAI Norwood	Keith Frizzel	—	CLICK HERE
186 Granite St. Manchester, NH	—	37,816 sf	Colliers Int'l.	Southern N.H. University	—	CLICK HERE
23 Elm St. Woodstock, VT	—	4,020 sf	Lang McLaughry Comm'l.	Artemis Global Art	—	CLICK HERE
10 Post Office Sq. Boston	\$143M	445,000 sf	Cushman & Wakefield	Green Oak Capital and Synergy Investment	—	CLICK HERE
Rte. 83/ Talcottville Rd. Vernon, CT	\$1.57M	9,100 sf	New England Retail Props.	Exchange Right R.E., LLC	Boulder Group	CLICK HERE
10 Kearney Rd. Needham, MA	—	 27,000 sf 	Boston Realty Advisors	Kaplansky Insurance	—	CLICK HERE
255 Bear Hill Rd. Waltham	—		Boston Realty Advisors	Broadvision	—	CLICK HERE
188 Needham St. Newton, MA	—		Boston Realty Advisors	American Liver Foundation	—	CLICK HERE
Groton, CT	\$48.25M	339 units on 24.19 acres	CBRE/N.E.	—	—	CLICK HERE
800 Federal St. Andover, MA	\$56M	235,943 sf	HFF	W.P. Carey, Inc.	—	CLICK HERE
343 Congress St. Boston	—	25,810 sf	Cushman & Wakefield	Silicon Labs	JLL	CLICK HERE
125 Summer St. Boston	—	28,502 sf	Equity Office Mgmt., LLC	Sunstein Kann Murphy & Timbers	Transwestern/RBJ	CLICK HERE
220 Brooks St. Worcester, MA	—	50,000 sf	Keleher & Sadkowsky Assoc.	Porter and Chester Institute	Newmark Grubb Knight Frank	CLICK HERE
Rtes. 102 and 5 North Smithfield, RI	\$9.025M	70,000 sf	Cushman & Wakefield	Crosspoint Assoc.	Cushman & Wakefield	CLICK HERE
390 Tollgate Rd. Warwick, RI	\$3.15M	31,500 sf	Re/Max Comm'l.	BEM Realty Trust	Comm'l. Realty Advisors, Inc.	CLICK HERE
670-678 and 710-720 Centre of New England Blvd. Coventry, RI	\$4.395M	16,895 sf	Marcus & Millichap	1465 Third Avenue, LLC	Marcus & Millichap	CLICK HERE
33 Sharpe Dr. Cranston, RI	\$2M	38,400 sf on 4.81 acres	Peter M. Scotti & Assoc., Inc.	Tasca Automotive Group	—	CLICK HERE
64 Angell St. Providence, RI	\$1.2M	—	Residential Props., Ltd.	—	Residential Props., Ltd.	CLICK HERE
361 Reservoir Ave. Pawtucket, RI	\$475,000	14,400 sf	MG Comm'l.	Sav-A-Lot	Northeast Retail	CLICK HERE
115 John St. Lincoln, RI	\$200,000	2,560 sf	Boucher R.E.	Craveiro Auto Body	—	CLICK HERE
595 Putnam Pike Smithfield, RI	\$400,000	7,200 sf	Coldwell Banker Comm'l.	JFK Holdings	ReMax Props.	CLICK HERE

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Rtes. 3 and 62 Bedford, MA	\$95.5M	586,682 sf	Deutsche Asset and Wealth Mgmt.	Charles River Realty Investors and National Development	Charles River Realty Investors and National Development	CLICK HERE
69 Pleasant Valley Rd. Barkhamsted, CT	\$1.5M	22 units	United Multi Family	Rocktree II LLC	United Multi Family	CLICK HERE
Worcester, Foxboro, MA Merrimack, NH and Clearwater, FL	Total \$38.7M	Total 77,538 sf	Marcus & Millichap	Private Family	Marcus & Millichap	CLICK HERE
Springfield, MA	\$1.3125M	24 units	King & Newton LLC Comm'l. R.E.	Vista, LLC	King & Newton LLC Comm'l. R.E.	CLICK HERE
Agawam, MA	\$2.775M	32 units	King & Newton LLC Comm'l. R.E.	Legacy Realty Trust	King & Newton LLC Comm'l. R.E.	CLICK HERE
Memorial Ave. West Springfield, MA	—	3,550 sf	Century Investment Co.	Simply Fashion Dots	New England Retail	CLICK HERE
711 Atlantic Ave. Boston	—	10,702 sf	CBRE/N.E.	Smart Destinations	CBRE/N.E.	CLICK HERE
711 Atlantic Ave. Boston	—	5,020 sf	CBRE/N.E.	GenomeQuest	CBRE/N.E.	CLICK HERE
711 Atlantic Ave. Boston	—	3,186 sf	CBRE/N.E.	Datadog	CBRE/N.E.	CLICK HERE
1250 Hancock St. Quincy, MA	—	6,000 sf	Related Beal and Boston Andes Capital LLC	Beacon Clinical Research, LLC	Related Beal and Boston Andes Capital LLC	CLICK HERE
1250 Hancock St. Quincy, MA	—	2,500 sf	Related Beal and Boston Andes Capital LLC	Cellar Door	Related Beal and Boston Andes Capital LLC	CLICK HERE
1250 Hancock St. Quincy, MA	—	1,700 sf	Related Beal and Boston Andes Capital LLC	Mass. Bay Credit Union	Related Beal and Boston Andes Capital LLC	CLICK HERE
171 Park Ave. West Springfield, MA	—	2,300 sf	Century Investment Co.	Dental West	Century Investment Co.	CLICK HERE
West Springfield, MA	—	63,000 sf	Century Investment Co.	Bob's Discount Furniture	Century Investment Co.	CLICK HERE
1985 Main St. Springfield, MA	—	3,000 sf	Century Investment Co.	Northgate Dental Center	Century Investment Co.	CLICK HERE
North Main St. West Springfield, MA	—	8,200 sf	Century Investment Co.	Goodwill Industries	Century Investment Co.	CLICK HERE
Andover, MA	—	Office Park	KS Ptrs. and Oaktree Capital Mgmt.	KS Ptrs and Oaktree Capital Mgmt.	KS Ptrs and Oaktree Capital Mgmt.	CLICK HERE
Sutton and Cudworth Rds. Webster. MA	—	26,000 sf on 3 acres	—	Galaxy Development	—	CLICK HERE

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12 Foster St. and Hanover St. Boston	\$10.6M	Over 10 units	Foundation Trust	Rhino Capital LLC	Charlesgate Multi-family	CLICK HERE
228 West Town St. Norwich, CT	\$300,000	—	Berkshire Hathaway R.E.	Southeastern Regional Council, Inc.	Conn. Comm'l. Realty	CLICK HERE
18 Main St. East Hartford, CT	\$4.63M	—	Marcus & Millichap	Private Investor	Marcus & Millichap	CLICK HERE
80 Ferry Blvd. Stratford, CT	—	4,950 sf	Martin Caselli	Unicare, LLC	Vidal/Wettentein	CLICK HERE
350 Long Beach Blvd. Stratford, CT	—	9,000 sf	—	Eastern Connection	Vidal/Wettenstein	CLICK HERE
400 Captain Neville Dr. Waterbury, CT	—	140,000 sf	Matthews Comm'l. Props.	NEJ Inc.	Matthews Comm'l. Props.	CLICK HERE
3001 Stamford Sq. Stamford, CT	—	19,700 sf	JLL	First County Bank	—	CLICK HERE
1755 Meriden-Waterbury Rd. Southington, CT	\$76,500	—	Matthews Comm'l. Props., LLC	Toce Property Mgmt., LLC	R. Calabrese Agency, LLC	CLICK HERE
Groton, CT	\$48.28M	339 units	CBRE/N.E.	—	—	CLICK HERE
476 Washington Ave. North Haven, CT	\$815,000	—	Pearce R.E. Co.	Neptune LLC	Pearce R.E. Co.	CLICK HERE
250 State St. North Haven, CT	\$269,000	2,096 sf	Pearce R.E. Co.	RPP Props., LLC	Press Couzzo Realtors	CLICK HERE
15 Research Dr. Woodbridge, CT	—	2,700 sf	Levey Miller Maretz	Organizational Performance Group	Press Cuozzo Realtors	CLICK HERE
420 East Main St. Branford, CT	\$300,000	4,942 sf	The Geenty Group, Realtors	Rusit Cecunjanin	The Geenty Group, Realtors	CLICK HERE
201 Center St. West Haven, CT	—	2,719 sf on 0.42 acres	Press/Cuozzo Comm'l. Services	Yiannis Haralabakis	Press/Cuozzo Comm'l. Services	CLICK HERE
2 Mountain View Dr. Shelton, CT	—	22,355 sf	Cushman & Wakefield	Elvex Corp.	Hodson Comm'l. Realty	CLICK HERE
289 Mishawum Rd. Woburn, MA	—	2,500 sf	Linear Retail Props.	Century Bank	Linear Retail Props.	CLICK HERE
100 Trap Falls Rd. Shelton, CT	—	10,000 sf	Avison Young	Option Care Ent.	CBRE	CLICK HERE
West Plymouth, MA	\$7M	127,847 sf	KeyPoint Ptrs.	—	Cambridge Capital Advisors	CLICK HERE
304 Elm st. South Dartmouth, MA	\$965,000	—	—	Milbury & Co., LLC	Milbury & Co., LLC	CLICK HERE
1481 Southford Rd. Southbury, CT	\$1.9M	14,000 sf	Northeast Private Client Group	—	Northeast Private Client Group	CLICK HERE
8 Washington St. Middlebury, VT	—	39,000 sf	CBRE	Crosspoint Assoc.	—	CLICK HERE

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278 Mystic Ave. Medford, MA	—	10,608 sf	Combined Proprs., Inc.	General Insulation Co., Inc.	—	CLICK HERE
175 Canal St. Manchester, NH	\$5.85M	55,000 sf	Brady Sullivan Proprs.	York Cigar Building, LLC (GYK Antler)	—	CLICK HERE
560 Turnpike St. Canton, MA	\$1.5M	21,000 sf	NAI Hunneman	Automated Solutions	—	CLICK HERE
Narragansett, RI	\$39.2M	185,000 sf	CBRE/N.E.	Dividend Capital Diversified Property Fund, Inc.	—	CLICK HERE
Keene, NH	\$13.465M	145,000 sf	—	Unison Realty Ptrs.	Unison Realty Ptrs.	CLICK HERE
1010 Broadway Chelsea, MA	\$4,856,973M	13,905 sf on 1.18 acres	Marcus & Millichap	LL Holdings Ohio LLC	Marcus & Millichap	CLICK HERE
99 Stafford St. Worcester, MA	\$8,181,818M	14,800 sf	Marcus & Millichap	LL Holdings Ohio, LLC	Marcus & Millichap	CLICK HERE
933 South Willow St. Manchester, NH	\$21.5M	107,000 sf	Rubicon R.E.	Rubicon R.E.	Rubicon R.e.	CLICK HERE
149 Main St. Kingston, MA	\$3M	108 rooms	NAI Hunneman	Payal Hotel, LLC	TRB & Assoc.	CLICK HERE
195 West St. Ware, MA	\$260,000	224,396 sf of land to build 4,513 sf	—	Cumberland Farms	Glickman Kovago and Co.	CLICK HERE
60-70 Cross St. Boston	—	11,000 sf	Dartmouth Co.	Charter Realty	Charter Realty	CLICK HERE
461 Watertown Ave. Watertown, CT	\$400,000	—	The Dover Benedict Group	Todd and Anthony Tobacco	—	CLICK HERE
Rte. 9 Natick, MA	—	2,000 sf	Retail R.E. Services	Zoup!	Summit Realty Ptrs.	CLICK HERE
950 Yale Ave. Wallingford, CT	—	1,500 sf	Press/Cuozzo Comm'l. Services	Pig Rig BBQ	Press/Cuozzo Comm'l. Services	CLICK HERE