

New England Real Estate Journal

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**SALES AND LEASES  
TRANSACTION REPORT**

**FEBRUARY 2015**

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 FEBRUARY 2015

ADDRESS	SALE PRICE	SIZE	REP. OF SELLER/LESSOR	BUYER/LESSEE	REP. OF BUYER/LESSEE	STORY LINK
1000 Washington St. Boston	\$75M	242,000 sf	HFF	Rubenstein Ptrs. L.P. and Nordblom Co.	HFF	<a href="#">CLICK HERE</a>
Two Ledgemont Center Lexington, MA	—	202,492 sf	Wyman Street Advisors	Shire	Transwestern/ RBJ	<a href="#">CLICK HERE</a>
770 Revere Beach Pwy. Revere, MA	\$1.8M	18 units	NAI Hunneman	CMS Ptrs.	—	<a href="#">CLICK HERE</a>
311 Jencks St. 322 & 309 Flint St. Fall River, MA	\$1.1M	24 units	Marcus & Millichap	—	Marcus & Millichap	<a href="#">CLICK HERE</a>
56 St. Joseph St. Fall River, MA	\$6.725M	114 units	United Multi Family	—	United Multi Family	<a href="#">CLICK HERE</a>
115 Huntington Ave. Boston	\$152M	274,218 sf	HFF	Columbia Property Trust	HFF	<a href="#">CLICK HERE</a>
33 Locke Dr. Marlborough, MA	—	17,632 sf	Avison Young	Communications Technology Services, LLC	—	<a href="#">CLICK HERE</a>
33 Locke Dr. Marlborough, MA	—	3,000 sf	Avison Young	All Pro Productions, Inc.	—	<a href="#">CLICK HERE</a>
20 Seyon St. Watertown, MA	\$11M	94,268 sf	CBRE/N.E.	Calare Props.	CBRE/N.E.	<a href="#">CLICK HERE</a>
One Financial Ctr. Boston	—	24,371 sf	Cushman & Wakefield	STV Inc.	Cushman & Wakefield	<a href="#">CLICK HERE</a>
One Burlington Business Ctr. Burlington, MA	—	176,886 sf	—	The Davis Cos.	The Davis Cos.	<a href="#">CLICK HERE</a>
185 Elm St. Milford, NH	\$6.1M	109,069 sf	Colliers Int'l and Prolman Realty	Chris Alexandrov	—	<a href="#">CLICK HERE</a>
100 Elm St. Walpole, MA	—	8,500 sf	The Manzo Co.	Organic Living Superfoods	—	<a href="#">CLICK HERE</a>
100 Elm St. Walpole, MA	—	7,200 sf	The Manzo Co.	New Life Home Refurnishing	—	<a href="#">CLICK HERE</a>
100 Elm St. Walpole, MA	—	4,666 sf	The Manzo Co.	Potters' Place	—	<a href="#">CLICK HERE</a>
100 Elm St. Walpole, MA	—	2,100 sf	The Manzo Co.	Humble Warrior Yoga	—	<a href="#">CLICK HERE</a>
100 Elm St. Walpole, MA	—	4,500 sf	The Manzo Co.	The May Institute	—	<a href="#">CLICK HERE</a>
18 Commercial Dr. West Lebanon, NH	\$240,000	5,000 sf	Lang McLaughry Comm'L.	—	—	<a href="#">CLICK HERE</a>
65 Market St. South Portland, ME	\$1.65M	—	Marcus & Millichap	—	Marcus & Millichap	<a href="#">CLICK HERE</a>
994 Waterbury-Stowe Rd. Waterbury, VT	\$1.41M	—	Marcus & Millichap	—	Marcus & Millichap	<a href="#">CLICK HERE</a>
19 Thompson Dr. Essex, VT	—	100,000 sf	Nedde R.E.	G.S. Blodgett Corp.	—	<a href="#">CLICK HERE</a>
800 Hinesburg Rd. South Burlington, VT	—	17.32 acres with 53,732 sf bldg.	Redstone	Pizzagalli Props., LLC	Redstone	<a href="#">CLICK HERE</a>

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22 Marin Way Stratham, NH	—	12,000 sf	CBRE/Portsmouth	Xpress Natural Gas, LLC	—	<a href="#">CLICK HERE</a>
121 Riverfront Dr. Manchester, NH	—	9,540 sf	Stebbins Comm'l. Props.	Melanson Heath & Co.	Cushman & Wakefield	<a href="#">CLICK HERE</a>
61-89 Braintree St. Allston, MA	\$26M	80 units to be built on .7 acre	—	Grossman Cos., Inc. and Waypoint Cos.	Grossman Cos., Inc. and Waypoint Cos.	<a href="#">CLICK HERE</a>
150 to 500 Donald Lynch Blvd. Marlborough, MA	\$34M	494,701 sf	Cushman & Wakefield	Nordblom Co.	Nordblom Co.	<a href="#">CLICK HERE</a>
Ward St., Perkins St. Congress St. and Palmer St. Salem, MA	\$2.915M	30 units in 5 bldgs.	Marcus & Millichap	North Shore Community Dev. Coalition, Inc.	Marcus & Millichap	<a href="#">CLICK HERE</a>
8 Flume Rd. Gloucester, MA	\$1.5M	15 units	NAI Hunneman	Jeremy Seeger	—	<a href="#">CLICK HERE</a>
Great Barrington, MA	—	10 land parcels	Sullivan & Sullivan Auctioneers	Town of Grat Barrington	Sullivan & Sullivan Auctioneers	<a href="#">CLICK HERE</a>
125 West Main St. Hyannis, MA & 80 Cranberry Hwy. Bourne, MA	\$2.23M \$1.2M	Ground lease on 1.86 acres	Marcus & Millichap	—	—	<a href="#">CLICK HERE</a>
15 Main St. Orleans, MA	\$750,000	3.6 acres of land	Kinlin Grover Comm'l.	Cape Cod Village, Inc.	Robert Paul Props.	<a href="#">CLICK HERE</a>
40 Grove St. and 65 Walnut St. in Wellesley, MA	—	16,289 sf in 6 offices in 2 bldgs.	Haynes Mgmt	Mi Yares & Harrington, Wellesley Pediatric Speech Therapy & Wellesley Pediatric Occupational Therapy	—	<a href="#">CLICK HERE</a>
1440 Main St. Waltham, MA	—	17,500 sf	Transwestern/RBJ	Mass. Eye Research and Surgery Institution	Cresa Boston	<a href="#">CLICK HERE</a>
42 Nagog Park Acton, MA	—	—	O'Brien Comm'l. Props.	EO Vista LLC	—	<a href="#">CLICK HERE</a>
104 Otis St. Northboro, MA	—	9,320 sf	—	ATSE, LLC	O'Brien Comm'l. Props.	<a href="#">CLICK HERE</a>
Brent Dr. Hudson, MA	\$310,000	3.24 acres	O'Brien Comm'l. Props.	NEI Realty Trust	—	<a href="#">CLICK HERE</a>
1 Bakers Way Biddeford, ME	—	265,000 sf on 40 acres	CBRE/ The Boulos Co.	Biddeford Holdings, LLC	CBRE/ The Boulos Co.	<a href="#">CLICK HERE</a>
56 Milliken St. Portland, ME	—	200,625 sf	CBRE/ The Boulos Co.	Plymouth Industrial REIT, Inc.	Parsons Comm'l. Group	<a href="#">CLICK HERE</a>
Portland, ME	—	47 apts. in 5 bldgs. & 2 comm'l. units	CBRE/ The Boulos Co.	Forty Nine, LLC	Joe Porta	<a href="#">CLICK HERE</a>
131 Johnson Rd. Portland, ME	—	—	NAI/ The Dunham Group	440 Western Ave. Assoc., LLP	Andrew Ingalls	<a href="#">CLICK HERE</a>
200 Narragansett Park Dr. East Providence, RI	\$10.5M	123,000 sf	—	Paolino Props.	Paolino Props.	<a href="#">CLICK HERE</a>
314 Pocasset Ave. Providence, RI	\$962,500	14,000 sf	MG Comm'l. R.E. Services	—	—	<a href="#">CLICK HERE</a>

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49 Plain St. North Attleboro, MA	\$875,000	12,222 sf	Sweeney R.E. & Appraisal	Quality Business Enterprises	Greater Boston Comm'l. Props., Inc.	<a href="#">CLICK HERE</a>
830-34 Eddy St. 200 Sherburn St. 8197-201 Swan St. Providence, RI	\$670,000	3,500 sf and 25,000 sf site	Sweeney R.E. Appraisal and Brenner Realtors	U O Realty LLC	Olympus Group R.E.	<a href="#">CLICK HERE</a>
1370 Plainfield St. Cranston, RI	—	4,800 sf	Coldwell Banker Comm'l. Division	Church on the Rock World Wide Ministries, Inc.	—	<a href="#">CLICK HERE</a>
108 Cherry Hill Dr. Beverly, MA	\$49M	417,313 sf	DTZ	Middleton Ptrs. (Northbrook, IL)	—	<a href="#">CLICK HERE</a>
100 Trap Falls Rd. Shelton, CT	—	15,000 sf	Avison Young	Microphase Corp.	Pyramid R.E. Group	<a href="#">CLICK HERE</a>
16-24 Union Park St. Boston	\$5.425M	7,950 sf	Boston Realty Advisors	The Mt. Vernon Co.	The Mt. Vernon Co.	<a href="#">CLICK HERE</a>
10 Maguire Rd. Lexington, MA	—	93,000 sf	Transwestern/RBJ	Imprivata Inc.	T3 Advisors	<a href="#">CLICK HERE</a>
10 Maguire Rd. Lexington, MA	—	42,000 sf	Transwestern/RBJ	iBasis Inc.	NAI Hunneman	<a href="#">CLICK HERE</a>
10 Maguire Rd. Lexington, MA	—	36,000 sf	Transwestern/RBJ	MC10 Inc.	Avison Young	<a href="#">CLICK HERE</a>
12 Cabot Rd. Woburn, MA	—	24,000 sf	Cummings Props.	(Top Chef) Bravo TV	Cummings Props.	<a href="#">CLICK HERE</a>
63 Pleasant St. Watertown, MA	\$3.7M	23,000	DTZ	Fennick Capital	Legacy R.E. Ventures	<a href="#">CLICK HERE</a>
Rte. 1 Saugus, MA	\$11.34M	Approx. 12.888 sf	Marcus & Millichap	—	Marcus & Millichap	<a href="#">CLICK HERE</a>
55 Chapel St. Newton, MA	—	—	—	Champ Internet Solutions	Champ Internet Solutions	<a href="#">CLICK HERE</a>
250 Andover St. Wilmington, MA	—	15,000 sf	Avison Young	Stapla Ultrasonics Corp.	The Stubblebine Co.	<a href="#">CLICK HERE</a>
Northern Ave. Boston	—	—	Jamestown (Boston Design Ctr.)	Jewett Farms & Co.	—	<a href="#">CLICK HERE</a>
Northern Ave. Boston	—	—	Jamestown (Boston Design Ctr.)	Christopher Peacock	—	<a href="#">CLICK HERE</a>
Northern Ave. Boston	—	—	Jamestown (Boston Design Ctr.)	Downsview Kitchens	—	<a href="#">CLICK HERE</a>
Northern Ave. Boston	—	—	Jamestown (Boston Design Ctr.)	J.D. Staron	—	<a href="#">CLICK HERE</a>
5-19 River Rd. Maynard, MA	\$100,000	9 units	O'Brien Comm'l. Prps.	SVT Realty Trust	—	<a href="#">CLICK HERE</a>
469 to 471 Salem St. Medford, MA	—	6,468 sf	The Grossman Cos.	Family Dollar	—	<a href="#">CLICK HERE</a>
129 Church St. New Haven, CT	\$6.9M	89,625 sf	Berkshire Hathaway Home Services Comm'l. Group	MOD Equities	Real Living Wareck D'Ostilio	<a href="#">CLICK HERE</a>

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14 New Rd. Madison, CT	\$2M	42,000 sf	Binswanger	Stone Heron, LLC	O,R & L Comm'l.	<a href="#">CLICK HERE</a>
540 West Main St. Meriden, CT	\$4.05M	—	Marcus & Millichap	N.J. Investor	Marcus & Millichap	<a href="#">CLICK HERE</a>
356 Black Rock Tpke. and 63 & 78 Duka Ave. Fairfield, CT	\$2.45M	14,466 sf on 0.72 acre	HK Group	Rajat Gupta	Newmark Grubb Knight Frank	<a href="#">CLICK HERE</a>
35 (aka 38 Duka Ave.) Webster St. Fairfield, CT	—	3,600 sf	Angel Comm'l.	Kraft Powercon, Inc.	Angel Comm'l.	<a href="#">CLICK HERE</a>
91 Park Lane Danbury, CT	\$625,000	—	Goodfellow R.E.	Lee Capital Advisors, LLC	Goodfellow R.E.	<a href="#">CLICK HERE</a>
2073 State St. Hamden, CT	\$183,000	4,366 sf on 0.30 acre	Advance Realty CT, LLC	Korean American Society of Conn.	Advance Realty CT, LLC	<a href="#">CLICK HERE</a>
100 Trap Falls Rd. Shelton, CT	—	15,000 sf	Avison Young	Microphase Corp.	Pyramid R.E.	<a href="#">CLICK HERE</a>
Bushnell on Park Hartford, CT	\$14.325M	180 units and 28,000 sf offices	Chozick Realty, Inc.	Gideon Asset Mgmt., LLC	Chozick Realty, Inc.	<a href="#">CLICK HERE</a>
970 South Main St. Southington, CT	\$4.1M	36 units in 3 bldgs.	Northeast Private Client Group	Detail Mgmt.	Northeast Private Client Group	<a href="#">CLICK HERE</a>
2304 Berlin Tpke. Newington, CT	—	6,456 sf	Pearce R.E.	Local Dentist	Reese Comm'l.	<a href="#">CLICK HERE</a>
1220 Kennedy Rd. Windsor, CT	—	22,000 sf on 3.33 acres	O, R&L Comm'l	Tactical Airsoft	—	<a href="#">CLICK HERE</a>
Hanover, MA	\$14.78M	74 units in 90,705 sf in 2 bldgs.	Otis & Ahearn R.E.	Phillips Int'l. of N.Y.C., Manhattan	Otis & Ahearn R.E.	<a href="#">CLICK HERE</a>
354 Merrimack St. Lawrence, MA	—	85,000 sf	JLL	Solectria (A Yaskawa Co.)	—	<a href="#">CLICK HERE</a>
580 Thames St. Newport, RI	—	—	Paul Dion, C.P.A.	Paul Dion, C.P.A.	—	<a href="#">CLICK HERE</a>
81 and 83 Hartwell Ave. Lexington, MA	—	24,690 sf	CBRE / N.E.	Atmospherics & Environmental Research	Savills Studley	<a href="#">CLICK HERE</a>
81 and 83 Hartwell Ave. Lexington, MA	—	12,976 sf	CBRE / N.E.	Clifton Larsen Allen, LLP (professional services firm)	NCKF	<a href="#">CLICK HERE</a>
81 and 83 Hartwell Ave. Lexington, MA	—	3,311 sf	CBRE / N.E.	GeNo, LLC (biopharmaceutical co.)	Cresa	<a href="#">CLICK HERE</a>

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73 Mt. Wayte Ave. Framingham, MA	—	20,000 sf	R.W. Holmes Realty	Town of Framingham (school dept.)	R.W. Holmes Realty	<a href="#">CLICK HERE</a>
777 Brook St. Rocky Hill, CT	—	92,500 sf	New Boston Fund (self)	GTJ Realty, LP	New Boston Fund (self)	<a href="#">CLICK HERE</a>
300 A St. Boston	\$105,625M	221,064 sf in 3 bldgs.	HFF	Multi-Employer Property Trust	Bentali Kennedy	<a href="#">CLICK HERE</a>
7 Lyberty Way Westford, MA	—	11,355 sf	Omni Props.	Nexius Solutions, Inc.	O'Brien Comm'l. Props.	<a href="#">CLICK HERE</a>
63 Great Rd. Maynard, MA	—	900 sf	O'Brien Comm'l. Props.	Lexvest Ptrs.	O'Brien Comm'l. Props.	<a href="#">CLICK HERE</a>
Rte. 128 at Rte. 37 Braintree, MA	\$41.5M	45,000 sf	HFF	Bierbrier Development	Bierbrier Development	<a href="#">CLICK HERE</a>
2 Lafayette Rd. Salisbury, MA	\$7,424,240	13,225 sf on 1.57 acres	Marcus & Millichap	—	—	<a href="#">CLICK HERE</a>
672 Main St. East Haven, CT	—	2,244 sf	The Geenty Group	The Little Columbia Restaurant	The Geenty Group	<a href="#">CLICK HERE</a>
94 Manchester, St. Concord, NH	\$1.8M	11.08 acres	Colliers Int'l.	94 Manchester St., LLC	—	<a href="#">CLICK HERE</a>
3546 Post Rd. Southport, CT	\$630,000	2,494 sf	—	Riccio Realty (Organica)	Angel Comm'l., LLC	<a href="#">CLICK HERE</a>
413 Central Ave. Pawtucket, RI	—	8,414 sf	—	Sassy Baby (Angelcare Holdings)	MG Comm'l.	<a href="#">CLICK HERE</a>
Burlington, MA	—	9,300 sf	Wilder Cos. (self)	Talbots	Atlantic Retail	<a href="#">CLICK HERE</a>
20 Saugatuck Ave. Westport, CT	—	19,000 sf	—	GHP Office Realty, LLC	GHP Office Realty, LLC	<a href="#">CLICK HERE</a>
469-71 Salem St. Medford, MA	—	6,468 sf	The Grossman Cos.	Family Dollar	The Grossman Cos.	<a href="#">CLICK HERE</a>
East and Cambridge Sts. Cambridge, MA	\$2.4M	3,075 sf	Linear Retail Props., LLC	Linear Retail Props., LLC	Linear Retail Props., LLC	<a href="#">CLICK HERE</a>
Storrs, CT	—	340,000 sf	—	Charter Realty (self) (7 tenants)	—	<a href="#">CLICK HERE</a>