

New England Real Estate Journal

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**SALES AND LEASES
TRANSACTION REPORT**

SEPTEMBER 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 SEPTEMBER 2015

ADDRESS	SALE PRICE	SIZE	REP. OF SELLER/LESSOR	BUYER/LESSEE	REP. OF BUYER/LESSEE	STORY LINK
954 Chapel St. New Haven, CT	\$7.225M	28,000 sf	Northeast Private Client Group	Navarino Capital Mgmt.	Northeast Private Client Group	CLICK HERE
44 Bearfoot Rd. Northborough, MA	\$4.7M	45,000 sf	O'Brien Comm'l. Props., Inc.	Solomon Pond Crossroads LLC	—	CLICK HERE
Northpoint Cambridge, Boston & Somerville, MA	—	42 acres	Divco West	Divco West	Canyon Ptrs. R.E. LLC	CLICK HERE
Rtes. 123 & 106 Easton, MA	—	112,869 sf	Cushman & Wakefield	Phillips Edison & Co.	—	CLICK HERE
Heritage Point Quincy, MA	—	38,700 sf	Campanelli (self) Cushman & Wakefield	Propel Marketing	Colliers Int'l.	CLICK HERE
Brickstone Sq. Andover, MA	—	60,000 sf	CBRE/New England	Broadcom	Cresa	CLICK HERE
Brickstone Sq. Andover, MA	—	29,000 sf	CBRE/New England	ORA	Avison Young	CLICK HERE
Brickstone Sq. Andover, MA	—	20,500 sf	CBRE/New England	Northeast Document	DTZ	CLICK HERE
Brickstone Sq. Andover, MA	—	16,250 sf	CBRE/New England	ALKU	Cresa	CLICK HERE
Brickstone Sq. Andover, MA	—	11,000 sf	CBRE/New England	Lease and Rental Mgmt. Corp.	—	CLICK HERE
Brickstone Sq. Andover, MA	—	6,700 sf	CBRE/New England	Cairnstone	Cushman & Wakefield	CLICK HERE
Brickstone Sq. Andover, MA	—	4,000 sf	CBRE/New England	NDD Medical	—	CLICK HERE
Rte. 18 Weymouth, MA	\$5.9M	44 units in 55,578 sf	Boston Realty Advisors	Newport Realty	—	CLICK HERE
52-56 Roland St. Charlestown, MA	—	3,439 sf	Newmark Grubb Knight Frank	Accion Systems	Newmark Grubb Knight Frank	CLICK HERE
52-56 Roland St. Charlestown, MA	—	2,263 sf	Newmark Grubb Knight Frank	Welocalize	Lincoln Property	CLICK HERE
2071 Riverdale St. West Springfield, MA	\$4.1M	69 units	Marcus & Millichap	—	—	CLICK HERE
875 Elm St. Manchester, NH	\$8.175M	140,000 sf	Colliers Int'l.	875 Elm St., LLC (Carlyle Capital)	—	CLICK HERE
Manchester, NH	\$749,000	30,000 sf	Stebbins Comm'l.	Tranquility Holding, LLC	Harrington & Reeves	CLICK HERE
Portsmouth, NH	\$750,000	2,079 sf	The Kane Co.	Deeridge Trust Co., LLC	Tate & Foss Sotheby's Int'l. Realty	CLICK HERE
449 Westbrook St. South Portland, ME	—	3,537 sf	Cardente R.E.	Ruben Zavaleta	Compass Comm'l. Brokers	CLICK HERE
19 Congress St. Portsmouth, NH	—	2,630 sf	Colliers Int'l.	Lit Boutique Int'l. Group	The Dartmouth Co.	CLICK HERE

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39 Locust Ave. New Canaan, CT	\$11,839M	13,790 sf	Rhys Comm'l.	FJL Holdings LLC	—	CLICK HERE
49-51 Locust Ave. New Canaan, CT		19,983 sf	Rhys Comm'l.	FJL Holdings, LLC	—	CLICK HERE
121 Greenwich Ave. Greenwich, CT	\$4.7M	5,263 sf	Rhys Comm'l.	Manfredi Jewels	Rhys Comm'l.	CLICK HERE
Finnell Dr. Weymouth, MA	\$19M	250,000 sf on 25 acres	Conway Comm'l. Co., LLC	RPI Capital Mgmt.	—	CLICK HERE
Monument Sq. Concord, MA	\$12M+	56 guest rooms and one home in 6 bldgs.	Wason Assoc.	Michael & Dorothy Harrington	Wason Assoc.	CLICK HERE
Waltham, MA	—	152,899 sf	Hobbs Brook Mgmt.	8 lessees in Waltham Hobbs Brook Office Park	Hobbs Brook Mgmt.	CLICK HERE
Wakefield, MA	—	114,699 sf	Hobbs Brook Mgmt. LLC	8 lessees in Wakefield Edgewater Office Park	Hobbs Brook Mgmt. LLC	CLICK HERE
29 East St. Winchester, MA	\$1.9M	18,000 sf	Mohr Ptrs.	Little Flippers Swim School, Inc.	SVN/Parsons Comm'l. Group / Boston	CLICK HERE
Middleborough, MA	—	85,000 sf	Campanelli	Stop & Shop	DTZ	CLICK HERE
46 Jonspin Rd. Wilmington, MA	—	30,995 sf	Avison Young	Limbach Co. LLC	Cushman & Wakefield	CLICK HERE
55 Domino Dr. Concord, MA	\$1.2M	15,648 sf	O'Brien Comm'l. Props.	Viking Moving & Storage	—	CLICK HERE
356 Washington St. (Rte. 16) Holliston, MA	\$1.425M	14,400 sf on 1.5 acres	Metrowest Comm'l. R.E.	Town of Holliston	ReMax Executive Realty	CLICK HERE
60 Mall Rd. Burlington, MA	—	2,856 sf	Asset Manager	Impact Technical Sales	Auburndale Realty Co.	CLICK HERE
1 Atlantis Way Lewiston, MA	—	10,336 sf	CBRE/The Boulos Co.	Pettingill Learning Academy	—	CLICK HERE
455 Fore St. Portland, ME	—	3,976 sf	CBRE/The Boulos Co.	Casco Bay Eyecare	—	CLICK HERE
245 Commercial St. Portland, ME	—	2,691 sf	CBRE/The Boulos Co.	Veranda Thai	—	CLICK HERE
Saco, ME	—	3,840 sf	CBRE/The Boulos Co.	Painting With a Twist	—	CLICK HERE
Augusta, ME	—	—	CBRE/The Boulos Co.	CVS State Capital, LLC	—	CLICK HERE
Derne & Temple Sts. Beacon Hill, Boston	\$43.5M	174,759 sf	JLL	JDMD Owners	JLL	CLICK HERE
1000 Broad St. Central Falls, RI	\$720,000	19,000 sf	Notre Dame Ambulatory Ctr.	Blackstone Valley Community Health Care	Blackstone Valley Community Health Care	CLICK HERE
273-279 Bullocks Point Ave. East Providence, RI	—	9,008 sf on 9.637 sf lot	The Nery Corp.	Chahne Ellahoui	Coastal Comm'l. R.E.	CLICK HERE
Cranston, RI	—	—	Saletin R.E. Group	Edward D. Jones & Co.	R.E. Services Group	CLICK HERE
132 Central St. (Unit 209) Foxborough, MA	\$175,000	1,500 sf	—	Stopa & Assoc. LLC	Coldwell Banker Comm'l.	CLICK HERE

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Center Plaza Cambridge St. Boston	—	55,000 sf	CBRE/ New England	Localytics	T3 Advisors	CLICK HERE
55 Network Dr. Burlington, MA	—	44,241 sf	Nordblom Co. (self)	Exa Corp.	JLL	CLICK HERE
462 Shelburne Rd. South Burlington, VT	—	28,231 sf	Pizzagalli Props., LLC (self)	University of Vermont Medical Ctr.	White + Burke R.E. Investment Advisors, Inc.	CLICK HERE
150 State. St. Boston	\$2.39M	4,576 sf	Boston Realty Advisors	Premier Property Solutions, LLC	Premier Property Solutions, LLC	CLICK HERE
39 and 43 River St. Danvers, MA	\$1.89M	6 units	Herrick Lutts Realty Ptrs.	River Morgan Props., LLC and 29-31 Woodbury St., LLC	—	CLICK HERE
13 Elm St. Manchester, MA	\$1.25M	10,000 sf	Herrick Lutts Realty Ptrs.	MBTS 13 Elm St., LLC	—	CLICK HERE
573 Currant Rd. Fall River, MA	\$2.7M	83,750 sf on 8.75 acres	Sweeney R.E. Appraisal	575 Currant Rd., LLC	—	CLICK HERE
357 Columbia Rd. Hanover, MA	\$3.2M	45,000 sf on 7.5 acres	Wallace Co., LLC	Koda Ventures	—	CLICK HERE
1443 Beacon St. Brookline, MA	—	115 units	CBRE/New England	1443 Beacon LLC (Chestnut Hill Realty)	1443 Beacon LLC (Chestnut Hill Realty)	CLICK HERE
700 Pleasant St. New Bedford, MA	—	22,000 sf	—	Bank of America	Whelan Assoc.	CLICK HERE
26 Daniels Rd. Framingham, MA	\$460,000	2,850 sf	—	Advocates, Inc.	Metrowest Comm'l. R.E.	CLICK HERE
340 Winter St. Framingham, MA	\$550,000	6,500 sf	Metrowest Comm'l. R.E.	Nevins Realty Trust	—	CLICK HERE
317 Littleton Rd. Chelmsford, MA	\$400,000	—	—	Gurukul Realty LLC	O'Brien Comm'l. Props., Inc.	CLICK HERE
121 Bartlett St. Marlboro, MA	—	2,750 sf	O'Brien Comm'l. Props., Inc.	Aeroseal Windows & Storefront	O'Brien Comm'l. Props., Inc.	CLICK HERE
Westover Airpark West Chicopee, MA	—	64,418 sf on 6.65 acres in 3 bldgs.	CBRE/New England	O'leary Vincunas, LLC	Development Assoc.	CLICK HERE
1650 Commonwealth Ave. Brighton, MA	\$2.9M	19,847 sf	Boston Realty Advisors	Diamond Sinacori, LLC (for Gulf Oil)	Boston Realty Advisors	CLICK HERE
10, 40 & 52 Second Ave. Waltham, MA	—	294,663 sf in 3 bldgs.	American Realty Advisors	—	—	CLICK HERE
Rte. 6 at Spring Lane Farmington, CT	\$7.5M	112 units	Chozick Realty, Inc.	Mystic Props. Mgmt.	Chozick Realty, Inc.	CLICK HERE
Two Soundview Dr. Greenwich, CT	\$30.5M	38,000 sf	—	Ceruzzi Props.	CBRE Group, Inc.	CLICK HERE
3208 Whitney Ave. Hamden, CT	—	—	Press/Cuozzo Comm'l. Services	Richard Chernes, LLC Boyhen Assoc., LLC & Tomaselli Counseling	Press/Cuozzo Comm'l. Services	CLICK HERE
15 & 35 Northeast Industrial Rd. Branford, CT	\$10.5M	97,000 sf on 5.63 acres	O,R&L Comm'l.	SH NETC Branford, LLC	O,R&L Comm'l.	CLICK HERE

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152 Old Gate Ln. Milford, CT	\$1.925M	32,000 sf in 3 bldgs. on 3.33 acres	New Haven Group	Private Investor	—	CLICK HERE
185 East Ave. Norwalk, CT	\$1.4M	5,600 sf	Vidal/Wettenstein	Emily Meehan	Berkshire Hathaway	CLICK HERE
500 Bic Dr. Milford, CT	—	51,579 sf	—	Bic Consumer Products Mfg. Co.	Coldwell Banker Comm'l. NRT	CLICK HERE
35 Nutmeg Dr. Trumbull, CT	—	5,585 sf	—	GZA GeoEnvironmental, Inc.	—	CLICK HERE
17 Commerce St. East Haven, CT	—	5,000 sf	Pearce R.E.	Mickey's Transportation	Pearce R.E.	CLICK HERE
222 Broad St. Milford, CT	—	1,392 sf on 0.25 acre	Arnold Peck's Comm'l. World	—	Arnold Peck's Comm'l. World	CLICK HERE
9 Highland Ave. Pelham, NH	\$4.3M	48 units in 44,184 sf on 3.89 acres	Arrowpoint Props.	Arrowpoint Props.	Arrowpoint Props.	CLICK HERE
Rte. 1 at Summer St. Norwood, MA	\$4.25M	—	Godino & Co. Inc.	Charles River Realty	—	CLICK HERE
119 College Ave. Somerville, MA	\$13.335M	41 units	NAI Hunneman	Sandtail LLC	—	CLICK HERE
31 Milk St. Boston	—	—	DeSimone Consulting Engineers	DeSimone Consulting Engineers	—	CLICK HERE
932 North Montello St. Brockton, MA	\$18.7M	—	Marcus & Millichap R.E.	ARCP Acquisitions, LLC	Marcus & Millichap R.E.	CLICK HERE
101 Station Dr. Westwood, MA	—	21,324 sf	Cushman & Wakefield	PC Worldwide	Thompson Hennessey & Ptrs.	CLICK HERE
14 Progress Rd. Billerica, MA	—	14,400 sf	CBRE/New England	Customer Services Assoc.	O'Brien Comm'l. Props.	CLICK HERE
264 Beacon St. Boston	—	1,150 sf	Keliher R.E.	20 Lighter Program Health Wellness Ctr., Inc.	—	CLICK HERE
240 Newbury St. Danvers, MA	\$900,000	5,219 sf on 1.44 acres	Nordlund Assoc., Inc.	—	—	CLICK HERE
64 Van Zant St. Norwalk, CT	\$650,000	4,064 sf on 0.20 acre	Angel Comm'l.	TGN Van Zant St., LLC	Angel Comm'l.	CLICK HERE
533 South Broad St. Meriden, CT	\$44.5M	314,816 sf	Holliday Fenoglio Fowler, L.P.	Castle Rock Equity Group, LLC	Divvone Equity Group	CLICK HERE
1833-1853 Mass. Ave. Lexington, MA	\$10.465M	18,228 sf	Sperry Van Ness/ Neville & Assoc.	Linear Retail Props., LLC	Linear Retail Props., LLC	CLICK HERE

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Cranston, RI	—	15,000 sf	The Wilder Cos. (self)	Crate and Barrel	Cushman & Wakefield	CLICK HERE
3rd Ave. Burlington, MA	—	9,000 sf	Nordblom Co. (self)	Mitchell Gold & Bob Williams	—	CLICK HERE
1910 Suncook Valley Hwy. Epsom, NH	\$675,000	—	Concord Comm'l. R.E.	Aoude, Inc. (Mr. Gas Plus)	—	CLICK HERE
Rtes. 123 and 106 Easton, MA	—	112,859 sf	Cushman & Wakefield	Phillips Edison & Co.	Cushman & Wakefield	CLICK HERE
20 East Elm St. Greenwich, CT	—	13,500 sf	RHYS Comm'l.	Saks Fifth Avenue	RHYS Comm'l.	CLICK HERE
240 Loudon Rd. Concord, NH	—	2,700 sf	Summit Realty Ptrs.	Vitamin Shoppe	Bialow R.E., LLC	CLICK HERE
Boston	—	2,400 sf	The Kensington (self)	Jaho Coffee Roasters & Wine Bar	Bozzuto Group	CLICK HERE
Beverly, MA	\$47.75M	204 units	CBRE/New England	Taurus CD 184 Beverly Townhomes LP	—	CLICK HERE
6 Mercer Rd. Natick, MA	\$2.75M	14,656 sf	New Dover Assoc.	Museum of World War II, Inc.	Haynes Mgmt. Inc.	CLICK HERE
200 Butterfield Dr. Ashland, MA	\$765, 000	9,965 sf	Metrowest Comm'l. R.E.	Northpoint 230 LLC	Avison Young	CLICK HERE
141 Parker St. Maynard, MA	—	1,643 sf	O'Brien Comm'l. Props.	Swat Environmental	—	CLICK HERE
141 Parker St. Maynard, MA	—	1,348 sf	O'Brien Comm'l. Props.	Artisan Brands, LLC	—	CLICK HERE