

New England Real Estate Journal

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**SALES AND LEASES  
TRANSACTION REPORT**

**DECEMBER 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 DECEMBER 2015

ADDRESS	SALE PRICE	SIZE	REP. OF SELLER/LESSOR	BUYER/LESSEE	REP. OF BUYER/LESSEE	STORY LINK
500 Boylston St. and 222 Berkeley St. Boston	\$648M	1.3M sf	—	Joint Venture Oxford Props. Group and J.P. Morgan Asset Mgmt.	—	<a href="#">CLICK HERE</a>
12 Chase St. Lynn, MA	\$2.185M	39 units	Marcus & Millichap	Limited Liability Co.	Limited Liability Co.	<a href="#">CLICK HERE</a>
Kingston, MA	\$1.3M	25,003 sf	Pyramid Mgmt. Group	Fit Factory	—	<a href="#">CLICK HERE</a>
151 Campanelli Dr. Middleboro, MA	—	22,000 sf	NAI Hunneman	Mass. Dept. of the Executive Office of Public Safety & Security	—	<a href="#">CLICK HERE</a>
151 Campanelli Dr. Middleboro, MA	—	26,000 sf	NAI Hunneman	Dept of Development Services	—	<a href="#">CLICK HERE</a>
929 Worcester Rd. Framingham, MA	\$1.1M	—	New Dover Assoc., Inc. and Gordon R.E.	AAM-LAX, LLC	—	<a href="#">CLICK HERE</a>
Shrewsbury, MA	—	200 seat restaurant	Atlantic Retail Props.	Hooters of N.Y./New England	—	<a href="#">CLICK HERE</a>
153 Northboro Rd. Southborough, MA	—	19,305 sf	The Maggiore Cos. (self)	Capital Convention Contractors, Inc.	SVN/Parsons Comm'l. Group	<a href="#">CLICK HERE</a>
Unit 5, 850 East Industrial Park Dr. Manchester, NH	—	5,744 sf	Stebbins Comm'l. Props., Inc.	AHC Lifts Corp.	—	<a href="#">CLICK HERE</a>
11 Sycamore Way Branford, CT	—	1,024 sf	The Geenty Group	Bipin S. Patel and Jetal Patel	The Geenty Group	<a href="#">CLICK HERE</a>
461 Massachusetts Ave. Boston	—	17 units	—	Akelius US, LLC	Boston Realty Advisors	<a href="#">CLICK HERE</a>
101 Seaport Boston	—	28,000 sf	Skanska USA	Skanska USA	—	<a href="#">CLICK HERE</a>
101 Seaport Boston	—	15,000 sf	Skanska	Red Thread and Steelcase	—	<a href="#">CLICK HERE</a>
Boston	—	255 units	CBRE/NE	5514 D Street 320 Boston, LLC	—	<a href="#">CLICK HERE</a>
Manchester, NH	\$11.125M	163 units in 4 bldgs.	—	—	Berkshire Hathaway Home Services Verani Realty	<a href="#">CLICK HERE</a>
653 South Willow St. Manchester, NH	\$4.2M	300,000 sf on 15 acres	NAI Norwood Group	Brady Sullivan Props., LLC and Anagnost Cos., Inc.	Brady Sullivan Props., LLC and Anagnost Cos., Inc.	<a href="#">CLICK HERE</a>
20 Foundry St. Concord, NH	\$3.25M	—	Concord Comm'l. R.E.	Altra Holdings, LLC	North Asset Mgmt.	<a href="#">CLICK HERE</a>
645 Harvey Rd. Manchester, NH	—	10,355 sf	Brady Sullivan Airport Ctr. (Self)	EPE Corp.	—	<a href="#">CLICK HERE</a>
645 Harvey Rd. Manchester, NH	—	25,000 sf	Brady Sullivan Airport Ctr. (self)	Temescal	—	<a href="#">CLICK HERE</a>
345 Cilley Rd. Manchester, NH	—	6,096 sf	CBRE/IVE	Peerless Props. LLC	—	<a href="#">CLICK HERE</a>
11-13 Mulberry St. Nashua, NH	\$310,000	32,000 sf	Jackman Comm'l. Realty, Inc.	—	—	<a href="#">CLICK HERE</a>

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390 Main St. Nashua, NH	\$590,000	7 units and 2,000 sf office	Prolman Realty	339 Main Street Realty, LLC	—	<a href="#">CLICK HERE</a>
Rte. 11 Derry, NH	—	4,800 sf	Shea Comm'l. Props.	United Methodist Foundation	Shea Comm'l. Props.	<a href="#">CLICK HERE</a>
10 Corporate Dr. Bedford, NH	—	8,000 sf	John Flatley Co.	Paychex Inc.	Paychex Inc.	<a href="#">CLICK HERE</a>
10 Corporate Dr. Bedford, NH	—	3,500 sf	John Flatley Co.	PistolStar, Inc.	—	<a href="#">CLICK HERE</a>
11 Trafalgar Sq. Nashua, NH	—	1,621 sf	Harrington and Reeves	The Sisters of Mercy of the Americas Northeast Community	Pat Clancey Realty	<a href="#">CLICK HERE</a>
11 Trafalgar Sq. Nashua, NH	—	3,411 sf	Harrington and Reeves	Soleo Health	Harrington and Reeves	<a href="#">CLICK HERE</a>
31 & 35 South St. Brighton, MA	\$13.6M	32 units	NAI Hunneman	Akelius US, LLC	—	<a href="#">CLICK HERE</a>
773 Bridgeport Ave. Milford, CT	\$1.096M	4,800 sf on 3 acres	Angel Comm'l. LLC	Private Investor	—	<a href="#">CLICK HERE</a>
92 Blandin Ave. Framingham, MA	\$3.175M	160,000 sf in 4 bldgs.	MetroWest Comm'l. R.E.	Private Entity	—	<a href="#">CLICK HERE</a>
68 & 78 Elm St. Hopkinton, MA	\$37.5M	198,336 sf in 2 bldgs.	Newmark Grubb Knight Frank	Northbridge CRE	—	<a href="#">CLICK HERE</a>
Rte. 2A/119 Great Rd. Acton, MA	—	2,200 sf	M&J Assoc., Inc.	AAA	—	<a href="#">CLICK HERE</a>
55 Ferncroft Rd. Danvers, MA	\$5.3M	108,000 sf	Tranzon Auction Props.	U.S.-1 Ventures	—	<a href="#">CLICK HERE</a>
93 Worcester Rd. Wellesley, MA	—	13,000 sf	Transwestern RBJ	Pearl Meyer & Ptrs.	Cresa Boston	<a href="#">CLICK HERE</a>
36 to 106 Finnell Dr. Weymouth, MA	—	246,625 sf in 5 blds. on 20 acres	Finnell Props.	Riverside Props., Inc.	—	<a href="#">CLICK HERE</a>
59 Lowes Way Lowell, MA	—	4,290 sf	—	Altair Engineering	O'Brien Comm'l. Props., Inc.	<a href="#">CLICK HERE</a>
210 Willett Rd. Narragansett, RI	\$4.75M	Home on 10 acres	Lila Delman R.E.	—	Lila Delman R.E.	<a href="#">CLICK HERE</a>
72 Pine St. Providence, RI	\$3.5M	33,000 sf	MG Comm'l.	72 Pine St., LLC	MG Comm'l.	<a href="#">CLICK HERE</a>
Main Rd. Tiverton, RI	\$1.9M	8,241 sf	Marcus & Millichap	Despina Leandrou	—	<a href="#">CLICK HERE</a>
45 Industrial Rd. Cumberland, RI	—	5,000 sf	Coldwell Banker	Kate Spade New Jersey Holdings, Inc.	—	<a href="#">CLICK HERE</a>
One Channel Ctr. Boston, MA	\$316.5M	501,650 sf and 4 & 5 space garage	—	Tishman Speyer	Tishman Speyer	<a href="#">CLICK HERE</a>
North Hampton, NH	\$3.1M	15.98 acres	—	Brian Thibeault of ZJBV Props.	Nautilus Realty Group	<a href="#">CLICK HERE</a>

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8-18 Avenue E Hopkinton, MA	—	30,300 sf	Boston Comm'l. Props.	California Closets	—	<a href="#">CLICK HERE</a>
8-18 Avenue E Hopkinton, MA	—	20,000 sf	Boston Comm'l. Props.	A123 Systemts	—	<a href="#">CLICK HERE</a>
8-18 Avenue E Hopkinton, MA	—	12,000 sf	Boston Comm'l. Props.	Phosphorex	—	<a href="#">CLICK HERE</a>
8-18 Avenue E Hopkinton, MA	—	30,700 sf	Boston Comm'l. Props.	Kinetics, BenSales and Two Men and Truck	—	<a href="#">CLICK HERE</a>
East Taunton, MA	\$19.25M	3 bldgs on. 59 acres	Maggiore Cos. (self)	Mashpee Wampanoag Tribe	—	<a href="#">CLICK HERE</a>
335 Washington St. Woburn, MA	—	53,000 sf	—	Avenue Mgmt. LLC	Avenue Mgmt. LLC	<a href="#">CLICK HERE</a>
470 Pine St. Manchester, NH	\$525,000	—	Stebbins Comm'l. Props.	Tokena Corp.	Stebbins Comm'l. Props.	<a href="#">CLICK HERE</a>
34 Londonderry Rd. Londonderry, NH	—	18,000 sf	Stebbins Comm'l. Props.	Johnstone Enterprise Ltd.	—	<a href="#">CLICK HERE</a>
2 Forbes Rd. Woburn, MA	—	344 rooms on 8 acres	—	Hilton Hotel The Davis Cos. and The Rubicon Cos.	Hilton Hotel The Davis Cos. and The Rubicon Cos.	<a href="#">CLICK HERE</a>
95 Shawmut Rd. Canton, MA	—	84,000 sf	—	Calare Props.	—	<a href="#">CLICK HERE</a>
Hancock St. Quincy, MA	\$7.08M	—	Marcus & Millichap	—	—	<a href="#">CLICK HERE</a>
463 Lincoln St. Worcester, MA	\$1,745,454	—	Marcus & Millichap	Bernard Berkman	Marcus & Millichap	<a href="#">CLICK HERE</a>
Park Ave. Danbury, CT	\$750,000	6.8 acres	Coldwell Banker Comm'l. Scalzo Group	Dr. Marshall Kurtz	Hegarty R.E.	<a href="#">CLICK HERE</a>
Park Ave. Danbury, CT	\$280,000	12 acres	Coldwell Banker Comm'l. Scalzo Group	Algonquin Gas Transmission	—	<a href="#">CLICK HERE</a>
322 West Main St. Tilton, NH Suite 130	—	—	James Cropsey	Insurance Systems of Toronto, Ontario	—	<a href="#">CLICK HERE</a>
8A Commerce Dr. North Branford, CT	—	3,500 sf	The Geenty Group	Robert Sorrentino	George J. Smith/ H. Pearce Co.	<a href="#">CLICK HERE</a>
26 Chestnut St. Watertown, MA	—	9,000 sf	Colliers Int'l.	Strong Fundamentals Corp. (The Goddard School)	SVN/Parsons Comm'l. Group	<a href="#">CLICK HERE</a>
408 Washington St. Weymouth, MA	\$1.5M	14,000 sf	Conway Comm'l.	A&B Chair Fair, LLC	Nuss Realty Group	<a href="#">CLICK HERE</a>
51 Belamose Ave. Hartford, CT	\$2.39M	35,000 sf	Colliers Int'l.	MF Discala & Co.	Colliers Int'l.	<a href="#">CLICK HERE</a>
City Place II Hartford, CT	—	8,056 sf	Colliers Int'l.	Ryan Ryan Deluca LLP	Colliers Int'l.	<a href="#">CLICK HERE</a>
Rte. I-91 Rocky Hill, CT	\$12.2M	110,000 sf	CBRE/N.E.	Capstone Props.	CBRE/N.E.	<a href="#">CLICK HERE</a>

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539 Oronoque Rd. Milford, CT	\$2.65M	14.4 acres with 23,250 sf bldg.	Fischer R.E.	—	Fischer R.E.	<a href="#">CLICK HERE</a>
15 Wawecus St. Norwich, CT	\$450,000	6,600 sf on 0.55 acre	Conn. Comm'l. Realty	Platteborze, LLC	Randall Realtors	<a href="#">CLICK HERE</a>
64 Post Road West Westport, CT	\$788,500	2,496 sf	HK Group	—	HK Group	<a href="#">CLICK HERE</a>
53, 55 and 57 Prospect Hill Rd. East Windsor, CT	\$1.45M	29,000 sf on 8.5 acres	Century 21 Clemens & Sons Realty, Inc.	Crossroads Community Cathedral	—	<a href="#">CLICK HERE</a>
200 Executive Blvd. Southington, CT	—	85,000 sf	O,R&L Comm'l.	Webster Bank	Jones Lang LaSalle	<a href="#">CLICK HERE</a>
Merritt 7 Corporate Park Norwalk, CT	—	77,572 sf	Marcus Ptrs. and CBRE	Millward Brown and Merritt Hospitality	—	<a href="#">CLICK HERE</a>
445 Willard St. Quincy, MA	\$7.81M	24 units	Denenberg Realty Advisors	—	Denenberg Realty Advisors	<a href="#">CLICK HERE</a>
Portland, ME Scarborough, ME	\$50.25M	309 units in 3 props.	CBRE/N.E. and CBRE/The Boulos Co.	Chestnut Realty Mgmt.	CBRE/N.E. and CBRE/The Boulos Co.	<a href="#">CLICK HERE</a>
530 Harrison Ave. Boston	\$12.3M	Church	Keliher R.E.	R.S. Development	—	<a href="#">CLICK HERE</a>
Braintree and Woburn, MA	\$114.5M	334 beds in 2 rehab hospitals	JLL	C.S. Capital Mgmt. (Health South)	—	<a href="#">CLICK HERE</a>
Brunswick, ME	\$18M	2 senior residences	—	Northbridge Cos.	—	<a href="#">CLICK HERE</a>
41 Seyon St. Waltham, MA	—	20,804 sf	Cushman & Wakefield	Earth, Inc.	Avison Young	<a href="#">CLICK HERE</a>
81 Munson St. and 90-92 Opal St. Milford, CT	\$680,000	5,700 sf and 2 family house	Pearce R.E.	Summit Trucking, Tree and Lawn Service	Pearce R.E.	<a href="#">CLICK HERE</a>
Middletown, CT	—	393 sf	Trevor Davis Comm'l. R.E.	Andrea Maule	Trevor Davis Comm'l. R.E.	<a href="#">CLICK HERE</a>
Middletown, CT	—	3,291 sf	Trevor Davis Comm'l. R.E.	Z-Mike	Trevor Davis Comm'l. R.E.	<a href="#">CLICK HERE</a>
438 Main St. Middletown, CT	—	998 sf	Trevor Davis Comm'l. R.E.	Health Drive Corp.	Trevor Davis Comm'l. R.E.	<a href="#">CLICK HERE</a>
282 Main St. Middletown, CT	—	2,821 sf	Trevor Davis Comm'l. R.E.	Columbus Housee	Trevor Davis Comm'l. R.E.	<a href="#">CLICK HERE</a>
200 Shuman Ave. Stoughton, MA	—	63,235 sf	—	Globe Composition Solutions, Ltd.	The Conrad Group	<a href="#">CLICK HERE</a>

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4 MacArthur Dr. Devens, MA	—	15,700 sf on 3.7 acres	O'Brien Comm'l. Props.	GFI Partners, LLC	—	<a href="#">CLICK HERE</a>
200 Sidney St. Cambridge, MA	—	83,000 sf	Bio Med Realty Trust (self)	Seres Therapeutics	—	<a href="#">CLICK HERE</a>
15 Albertine St. Quincy, MA	\$875,000	6 units	Marcus & Millichap	—	—	<a href="#">CLICK HERE</a>
75 Newbury St. Danvers, MA	\$4.125M	28,851 sf on 2.44 acres	Nordlund Assoc., Inc.	75 Newbury St. LLC	—	<a href="#">CLICK HERE</a>
Kennebunk, ME	\$10.05M	13,225 sf	Marcus & Millichap	Private Investors	Marcus & Millichap	<a href="#">CLICK HERE</a>
199 Shunpike Rd. Cromwell, CT	\$2.45M	28,000 sf on 3.92 acres	Pearce R.E.	JMM Props., LLC	Pearce R.E.	<a href="#">CLICK HERE</a>
1590 Boston Post Rd. Milford, CT	—	2,667 sf	Colonial Props.	Smashburger	Charter Realty	<a href="#">CLICK HERE</a>
1003 Orange Ave. West Haven, CT	\$575,000	.85 acre of land	Colonial Props.	O'Reilly Automotive Stores, Inc.	True Comm'l. R.E.	<a href="#">CLICK HERE</a>
2170 Commerce Dr. Bridgeport, CT	—	18,752 sf	Angel Comm'l. LLC	Jaguar Land Rover Centre	Coldwell Banker	<a href="#">CLICK HERE</a>
8 Spit Brook Rd. Nashua, NH	—	11,302 sf	Linear Retail Props., LLC (self)	NAMCO	Sullivan Hayes Cos.	<a href="#">CLICK HERE</a>
Rte. 83 East Longmeadow, MA	—	9,886 sf	Summit Realty Ptrs.	Petco	—	<a href="#">CLICK HERE</a>
15-65 Frontage Rd. East Haven, CT	—	8,000 sf	O, R&L Comm'l., LLC	Key to the Past Antique Ctr.	—	<a href="#">CLICK HERE</a>
411 Waverly Oaks Rd. Waltham, MA	—	5,000 sf	Duffy Props. (self)	City Streets Restaurant	Godino & Co.	<a href="#">CLICK HERE</a>
Burlington, MA	—	3,500 sf	The District Burlington (self)	Pressed Café	—	<a href="#">CLICK HERE</a>