

New England Real Estate Journal

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**SALES AND LEASES
TRANSACTION REPORT**

JANUARY 2016

As published in the
New England Real Estate Journal

MONTHLY SALES AND LEASE REPORT

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Month of JANUARY 2016

ADDRESS	SALE PRICE	SIZE	REP. OF SELLER/LESSOR	BUYER/LESSEE	REP. OF BUYER/LESSEE	STORY LINK
804 Chapel St. New Haven, CT	\$1.675M	7,500 sf	Northeast Private Client Group	Newcastle Realty Services LLC	—	CLICK HERE
Cambridge, MA	—	218,037 sf	Jamestown	HubSpot	—	CLICK HERE
601 Newbury St. Boston	\$8.25M	22,677 sf	Boston Realty Advisors	Thibeault Props., LLC	—	CLICK HERE
100 Hawthorne Way Lawrence, MA	\$50.3M	240 units	CBRE/N.E.	TGM Assoc. of New York, N.Y.	—	CLICK HERE
16 Tech Circle Natick, MA	—	45,649 sf on 5.13 acres	—	Red Brick Development, LLC	New Dover Assoc.	CLICK HERE
14 Cottage Court Newton, MA	\$3.7M	12 units	Marcus & Millichap and Town Property Group	—	Marcus & Millichap and Town Property Group	CLICK HERE
52-56 Roland St. Charlestown, MA	—	7,871 sf	Newmark Grubb Knight Frank	Par 80	—	CLICK HERE
52-56 Roland St. Charlestown, MA	—	5,656 sf	Newmark Grubb Knight Frank	Haks Engineering, P.C.	—	CLICK HERE
52-56 Roland St. Charlestown, MA	—	1,357 sf	Newmark Grubb Knight Frank	Global Research Innovation and Technology, Inc.	—	CLICK HERE
52-56 Roland St. Charlestown, MA	—	3,478 sf	Newmark Grubb Knight Frank	Sprovil, Inc.	—	CLICK HERE
275 Longwater Dr. Norwell, MA	\$770,000	4,91 sf	The Conrad Group, Inc.	—	—	CLICK HERE
137 West Main St. Northborough, MA	\$900,000	3,200 sf	—	Children's Dentistry of Northborough	Metrowest Comm'l. R.E.	CLICK HERE
66 and 70 Safford St. Quincy, MA	\$2.075M	16 units	Marcus & Millichap	Limited Liability Co.	Marcus & Millichap	CLICK HERE
Rte. 1 North Hampton, NH	\$3.1M	15.98 acres	—	Brian Thibeault of ZJBV Props.	Nautilus Realty Group	CLICK HERE
21 Manchester St. Merrimack, NH	\$3.85M	41,000 sf on 4.12 acres	CBRE/N.E.	—	JLL	CLICK HERE
100 River St. Springfield, VT	—	5,300 sf	Equity Group Realtors	Vermont Beer Shapers Brewery	—	CLICK HERE
384 Plainfield Rd. West Lebanon, VT	—	4,000 sf	Equity Group Realtors	Care Plus Ambulatory Services, Inc.	—	CLICK HERE
276 Newport Rd. New London, VT	—	2,400 sf	Equity Group Realtors	House to Homes	—	CLICK HERE
30 Rte. 5 Hartland, VT	\$329,000	8,000 sf on one acre	Equity Group Realtors	LF Trottier & Sons	—	CLICK HERE
105 Mechanic St. Lebanon, NH	\$200,000	—	Equity Group Realtors	Dr. Andrew Jones	—	CLICK HERE
750 Hogan Rd. 327 Odlin Rd. 250 Odlin Rd. Bangor, ME	—	96 rooms 116 rooms 100 rooms	Baldacci R.E. Group	Giri Group of Quincy, MA	—	CLICK HERE
8 Spitbrook Rd. Nashua NH	—	11,302 sf	Linear Retail Props., LLC (self)	NAMCO	Sullivan Hayes Cos.	CLICK HERE

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322 (Suite 136) West Main St. Tilton, NH	—	98 sf	MC&G Inc.	Lodestone Operating, Inc.	—	CLICK HERE
237 Daniel Webster Hwy. Merrimack, NH	\$3.5M	68,870 sf	Norton Asset Mgmt.	Shellback Harbor, LLC	NAI Norwood Group	CLICK HERE
100 Webster St. Portsmouth, NH	—	3,376 sf	CBRE/Portsmouth	NBT Bank	Colliers Int'l.	CLICK HERE
75, 85 and 95 Faltin Dr. Manchester, NH	\$4.2M	51,000 sf	Brady Sullivan Props. with Anagnost Cos.	Brady Sullivan Props. with Anagnost Cos.	—	CLICK HERE
48 Portland Rd. Kennebunk, ME	\$10.05M	13,225 sf	Marcus & Millichap	Private Investor	Marcus & Millichap	CLICK HERE
87 Cambridge St. Burlington, MA	\$860,000	4,800 sf	Mansard	—	—	CLICK HERE
77 Franklin St. Boston	—	8,700 sf	Perry Brokerage	Crowe & Mulvey, LLP	Colliers Int'l.	CLICK HERE
77 Franklin St. Boston	—	5,000 sf	Perry Brokerage	Recap R.E. Advisors	Newmark Grubb Knight Frank	CLICK HERE
480 Paramount Dr. Raynham, MA	—	40,000 sf on 78.5 acres	Calare Props.	Calare Props.	Calare Props.	CLICK HERE
Casco Bay Portfolio Portland, ME	\$50.25M	309 units in 3 props.	CBRE/N.E. and CBRE/Boulos Co.	An affiliate of Chestnut Realty Mgmt.	—	CLICK HERE
81 Munson St. and 90-92 Opal St. Milford, CT	\$680,000	5,700 sf ind. bldg and 2 family house	Pearce R.E.	Summit Tracking, Tree and Lawn Service	Pearce R.E.	CLICK HERE
100 Jefferson Blvd. Warwick, RI	\$2.5M	9 units in 3 bldgs.	Capstone Props.	100 Jefferson LLC	—	CLICK HERE
20 Jefferson Blvd. Warwick, RI	\$3.9M	121 rooms in 71,580 sf	Peter M. Scotti & Assoc.	—	Peter M. Scotti & Assoc.	CLICK HERE
1563 Fall River Ave. Seekonk, MA	—	1,500 sf	Coldwell Banker Comm'l.	Niko Stamatakis	—	CLICK HERE
17 Brentonwood Ave. Barrington, RI	\$1.2M	5,000 sf	Residential Props., Ltd.	—	Residential Props., Ltd.	CLICK HERE
317 Washington St. Auburn, MA	\$2.08M	3,725 sf on 1.81 acres	NAI Glickman Kovago & Jacobs	The M Hill Cos	—	CLICK HERE
Units 1 & 2 401 Cedar Hill St. Marlborough, MA	\$1.3M	22,139 sf	—	401 Cedar, LLC	Greater Boston Comm'l. Props.	CLICK HERE
Salem, MA	—	266 units	CBRE/N.E.	Affiliate of Bell Ptrs., Inc.	—	CLICK HERE
280 Friend St. Boston	\$24.5M	72 rooms and 5,518 sf retail	Marcus & Millichap	Bridgeton Holdings	—	CLICK HERE
1590 Boston Post Rd. Milford, CT	—	2,667 sf	Colonial Props., Inc.	Smashburger	Colonial Props. and Charter Realty	CLICK HERE
1003 Orange Ave. West Haven, CT	\$575,000	.86 acres of land	Colonial Props., Inc.	O'Reilly Automotive Stores, Inc.	True Comm'l.	CLICK HERE

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629 Massachusetts Ave. Boxborough, MA	—	2,830 sf	—	Peter Pan Center	O'Brien Comm'l. Props., Inc.	CLICK HERE
One Canal St. Boston	—	30,000 sf	Boston Urban Ptrs.	City Winery	EVO R.E. Group	CLICK HERE
349 Union Ave. Framingham, MA	\$467,500	2,633 sf	Metrowest Comm'l. R.E.	Pestex, Inc.	Centre Realty Group	CLICK HERE
Danbury, CT	\$10.34M	170,000 sf	Tower Realty	Shelter Rock Assoc., LLC	Tower Realty	CLICK HERE
95 Filley St. Bloomfield, CT	\$17.18M	78 units on 19.8 acres	Institutional Property Advisors (Marcus & Millichap)	1881 Fawn Industrial LLC	—	CLICK HERE
100 & 200 Laura Lane Rocky Hill, CT	\$3.8M	41 units	Colliers Int'l.	Sunset Hill Restoration	Colliers Int'l.	CLICK HERE
748-750 Old Main St. Rocky Hill, CT	\$1.8M	25,200 sf	Colliers Int'l.	Sunset Hill Restoration	Colliers Int'l.	CLICK HERE
804 Chapel St. New Haven, CT	\$1.675M	7,500 sf	Northeast Private Client Group	Newcastle Realty Services, LLC	Northeast Private Client Group	CLICK HERE
Broadway New Haven, CT	\$3.9M	30,000 sf	Colonial Props.	—	Colonial Props.	CLICK HERE
305 Boston Post Rd. Orange, CT	\$1.325M	26,000 sf on 1.5 acres	Colonial Props.	—	Colonial Props.	CLICK HERE
170 Pond View Dr. Meriden, CT	\$1.1M	23,000 sf on 4.29 acres	Press/Cuozzo Comm'l. Services	Aperture Optical Sciences	CBRE/N.E.	CLICK HERE
75 Holly Hill Ln. Greenwich, CT	—	2,584 sf	Cushman & Wakefield	Arrowhead Investment Mgmt.	Choyce Peterson	CLICK HERE
1850 West St. Southington, CT	\$950,000	10,400 sf on 1.46 acres	R. Calabrese Agency, LLC	LR&D, LLC	R. Calabrese Agency, LLC	CLICK HERE
101 Locust St. Hartford, CT	\$4.8M	73,458 sf on 6.16 acres	Keefe & Fella R.E.	—	—	CLICK HERE
785 Post Road East Westport, CT	\$1.2M	Bldg. on 2.5 acres	Angel Comm'l. LLC	Coastal Construction Group, LLC	—	CLICK HERE
One Wells Ave. Newton, MA	\$18M	85,758 sf	New England Development (self)	William James College	Transwestern	CLICK HERE
131-157 Columbia St. 200 Harvard St. and 220-222 Prospect St. Cambridge, MA	\$8.7M	23 units	NAI Hunneman	Columbia Prospect Family L.P.	—	CLICK HERE
108 Myrtle St. Quincy, MA	—	41,549 sf	Campanelli Trigate Myrtle Quincy, LLC (self)	1199 SEIU United Healthcare Workers East	Newmark Grubb Knight Frank	CLICK HERE
338 Main St. Wakefield, MA	\$2.8M	90 units to be redeveloped	Mansard	Shelter Development of Baltimore MD	—	CLICK HERE
734 and 736 Winthrop Ave. Revere, MA	\$1.625m	12 units	Marcus & Millichap	—	Marcus & Millichap	CLICK HERE
East Walpole, MA	—	15,000 sf	Waldman & Assoc.	Broderick Gymnastics	Elliot & Co.	CLICK HERE
145 Spencer St. Manchester, CT	\$1.53M	34,680 sf on 4.13 acres	Harpool Comm'l. Realty, LLC	Robert Nichols Trustee, 320 East Main St. Realty Trust	DJM R.E. (Gordon Brothers Group)	CLICK HERE

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773 Bridgeport Ave. Milford, CT	\$1.696M	4,800 sf on .3 acre	Angel Comm'l., LLC	Private Investors	—	CLICK HERE
East Longmeadow, MA	—	9,886 sf	Summit Realty Ptrs., Inc.	Petco	Atlantic Retail Props.	CLICK HERE
Cambridge Rd. Woburn, MA	—	5,600 sf	Powers & Co.	Olympia Sports	Atlantic Retail Props.	CLICK HERE
Cambridge Rd. Woburn, MA	—	3,200 sf	Powers & Co.	Zaniac Learning	Atlantic Retail Props.	CLICK HERE
118 Grand Ave. New Haven, CT	—	700 sf	The Geenty Group	Grand Avenue Pizza LLC	The Geenty Group	CLICK HERE
136 Main St. Westport, CT	—	1,000 sf	HK Group	Bernson's Tribeca Boutique	HK Group	CLICK HERE
21 Main St. Westport, CT	—	2,355 sf	HK Group	Shoe-Inn	HK Group	CLICK HERE
City Place Boston	—	1,616 sf	The Wilder Cos. (self)	Chipotle	The Wilder Cos. (self)	CLICK HERE
City Place Boston	—	1,578 sf	The Wilder Cos. (self)	Jimmy John's	The Wilder Cos. (self)	CLICK HERE
6 Main St. Chester, CT	—	3,000 sf	Lyman R.E.	Sensible Organics	Lyman R.E.	CLICK HERE
246 Main St. Deep River, CT	—	1,100 sf	The R. Calabrese Agency	Edward Jones	The R. Calabrese Agency	CLICK HERE
461 Artisan Way Somerville, MA	—	2,500 sf	—	Muse Paintbar	Muse Paintbar	CLICK HERE
1130 Market St. Lynnfield, MA	—	2,500 sf	—	Muse Paintbar	Muse Paintbar	CLICK HERE
136-138 Highland Ave. Somerville, MA	\$63.1m	190 units	Boston Realty Advisors	Akelius USA, LLC	Boston Realty Advisors	CLICK HERE
Boston, MA	\$542.2M	—	Alcion Ventures, L.P.	Alcion R.E. Ptrs. Fund III	Alcion R.E. Ptrs. Fund III	CLICK HERE
320 Bent St. Cambridge, MA	—	104,700 sf	BioMed Realty Trust Inc. (self)	Momenta Pharmaceuticals	BioMed Realty Trust Inc. (self)	CLICK HERE
5 A St. Auburn, MA	—	14,633 sf	—	Bright Planet Solar	O'Brien Comm'l. Props., Inc.	CLICK HERE
910 Boston Tpke. Shrewsbury, MA	—	6,160 sf	O'Brien Comm'l Props., Inc.	Fastenal Corp.	—	CLICK HERE
1098 Main St. Millis, MA	\$490,000	2,202 sf	Godino & Co.	79 Hayden Rowe St., LLC.	Summit Realty Ptrs.	CLICK HERE
327 Gorham St. Lowell, MA	—	Office bldg.	James L. Cooney (self)	David Daly	—	CLICK HERE
33 Arch St. Boston, MA	—	7,050 sf	CBRE	Juniper Pharmaceuticals	Avison Young	CLICK HERE
63 North Branford Rd. Branford, CT	—	5,600 sf	The Geenty Group	Cambridge America, LLC	The Geenty Group	CLICK HERE
351 Newbury St. Boston, MA	—	955 sf	Keliher R.E. Boston	Bierly-Drake Design	—	CLICK HERE