

New England Real Estate Journal

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**SALES AND LEASES  
TRANSACTION REPORT**

**APRIL 2016**

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 APRIL 2016

ADDRESS	SALE PRICE	SIZE	REP. OF SELLER/LESSOR	BUYER/LESSEE	REP. OF BUYER/LESSEE	STORY LINK
201-207 South St Boston, MA	\$27.5M	73,689 sf	JLL	ClearRock Props. and Juster Props.	JLL	<a href="#">CLICK HERE</a>
7-57, 75-85-95 Wells Ave. Newton, MA	\$62.3M	332,194 sf in 2 bldgs.	Holliday Fenoglio Fowler, L.P.	Angelo Gordon & Co. Jumbo Capital Mgmt.	Holliday Fenoglio Fowler, L.P.	<a href="#">CLICK HERE</a>
67 & 93 Beaver St. Framingham, MA	\$1.65M	16,849 sf in 4 bldgs. on 4.3 acres	Greater Boston Comm'l. Props.	Brothers Four Beaver, LLC	Greater Boston Comm'l. Props.	<a href="#">CLICK HERE</a>
63 Beaver St. Framingham, MA	\$550,000	1.12 acres and 1 bldg.	Greater Boston Comm'l. Props.	Phillip Cunningham	Greater Boston Comm'l. Props.	<a href="#">CLICK HERE</a>
Heritage Two Quincy, MA	—	22,600 sf	Campanelli (self) and Newmark Grubb Knight Frank	Heathcare Financial, Inc	Cushman & Wakefield	<a href="#">CLICK HERE</a>
1 Aegean Dr . Methuen, MA	—	24,901 sf	NAI Hunneman	My World	The Stubblebine Co.	<a href="#">CLICK HERE</a>
146 Rangeway Rd. Billerica, MA	—	6,375 sf	R.W. Holmes Realty	Vaman Enterprise	R.W. Holmes Realty	<a href="#">CLICK HERE</a>
152 Grove St. Waltham, MA	—	8.2 acres for 130,000 sf Office and R&D	Hilco Redevelopment Ptrs.	Hilco Redevelopment Ptrs.	—	<a href="#">CLICK HERE</a>
83 Morse St. Norwood, MA	\$8M	24 bldgs. on 18 acres	Carthartes and Juliano Enterprises	Carthartes and Juliano Enterprises	—	<a href="#">CLICK HERE</a>
Lakeview Golf Club Rte. 1A Waltham, MA	—	34.4 acres for 55+	Atlantic Tambone, LLC	Atlantic Tambone	—	<a href="#">CLICK HERE</a>
Center at Colony Mill Keene, NH	—	4,910 sf	Brady Sullivan (self)	N.H. Employment Security	—	<a href="#">CLICK HERE</a>
Center at Colony Mill Keene, NH	—	3,536 sf	Brady Sullivan (self)	N.H. Department of Education	—	<a href="#">CLICK HERE</a>
506 Main St. Westbrook, ME	\$1.85M	24,708 sf	MAI The Dunham Group	Stock House Station, LLC	Paragon Comm'l. R.E.	<a href="#">CLICK HERE</a>
Portland, ME	—	43,016 sf	CBRE/ The Boulos Co.	Schlotterbeck Block	CBRE The Boulos Co.	<a href="#">CLICK HERE</a>
170 Wentworth Rd. Rye, NH	\$700,000	—	KW Comm'l.	—	CM3 Realty	<a href="#">CLICK HERE</a>
747 Pine St. Burlington, VT	—	6,258 sf	Nedde R.E.	Cresta Cooper Nedde	Donahue & Assoc.	<a href="#">CLICK HERE</a>
162 Bouton St Norwalk, CT	\$19M	72,760 sf	Marcus & Millichap	Paul and John Hertz	Marcus & Millichap	<a href="#">CLICK HERE</a>
154 Campanelli Dr. Middleborough, MA	\$19.75M	275,000 sf	JLL	Novaya	JLL	<a href="#">CLICK HERE</a>
300 Wildwood Ave. Woburn MA	\$5.4M	62,000 sf	Mansard	Cedar Crest Apts., LLC	Mansard	<a href="#">CLICK HERE</a>
Chelsea, MA	\$50M	692 units and 8,500 sf retail	Thibeault Development	Chelsea Lofts	Thibeault Development	<a href="#">CLICK HERE</a>
25 Tucker Dr. Lieminster, MA	\$31.485M	588,000 sf	Stan Johnson Co.	Private Investor	Stan Johnson Co.	<a href="#">CLICK HERE</a>

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Several Addresses in Lexington, MA	—	94,566 sf	CBRE/N.E.	Several companies	CBRE/N.E.	<a href="#">CLICK HERE</a>
2 addresses in Hudson, MA	—	64,000 sf	R.W. Holmes Realty	2 lessees	R.W. Holmes Realty	<a href="#">CLICK HERE</a>
Monarch Homes Woburn, MA and Weymouth, MA	—	—	Cushman & Wakefield	Garrison Grand Park & Focus Healthcare J.V.	Cushman & Wakefield	<a href="#">CLICK HERE</a>
Trefoil Park 35 Corporate Dr. Trumbull, CT	\$26.7M	233,674 sf	Cushman & Wakefield	264 West St., LLC	Cushman & Wakefield	<a href="#">CLICK HERE</a>
Whitney Ave. Hamden, CT	\$1.8M	5.5 acres	Press/Cuozzo Comm'l. Services	Jordan Props.	Press/Cuozzo Comm'l. Services	<a href="#">CLICK HERE</a>
250 Riverside Ave. Westport, CT	—	3,216 sf	The Southpoint Group	Giltherm, Inc.	Cushman & Wakefield	<a href="#">CLICK HERE</a>
1177 Post Rd. East and 1141 Post Rd. East Westport, CT	\$10.8M	51,808 sf	Angel Comm'l. LLC	Investment Capital Holdings and Coastal Construction Group Inc.	Angel Comm'l. LLC	<a href="#">CLICK HERE</a>
344 Main St. and 41 Killingworth Rd. Middletown, CT	\$403,000	4,594 sf	Trevor Davis Comm'l. R.E.	Perk on Main, LLC	Trevor Davis Comm'l. R.E.	<a href="#">CLICK HERE</a>
34 East St. New Milford, CT	\$1.075M	3.5 acres	Coldwell Banker Comm'l. Scalzo Gorup	Dakota Ptrs., Inc. of Waltham, MA	Coldwell Banker Comm'l. Scalzo Group	<a href="#">CLICK HERE</a>
60 Fieldstone Court Cheshire, CT	—	32,200 sf on 4.5 acres	Godin Property Brokers LLC	Brand Nu Laboratories, Inc.	—	<a href="#">CLICK HERE</a>
395 Ellsworth Ave. New Haven, CT	—	2 family rental site	Lyman R.E.	—	Lyman R.E.	<a href="#">CLICK HERE</a>
Trumbull, CT	\$70.25M	340 apts.	Institutional Property Advisors (Marcus & Millichap)	Paredim Ptrs.	Institutional Property Advisors (Marcus & Millichap)	<a href="#">CLICK HERE</a>
23 Vitti St. New Canaan, CT	\$1.525M	7,650 sf in 2 bldgs.	HK Group	Cambridge Hanover, inc.	Avison Young	<a href="#">CLICK HERE</a>
9 West Braod St. Stamford, CT	—	35,000 sf total	RHYS Comm'l.	TEK Systems Black Stratus MB SolarSciences Chief Executive Group & Small Business Community Capital	RHYS Comm'l.	<a href="#">CLICK HERE</a>
Monroe Tpke. Monroe, CT	\$585,000	One acre parcel	Hodson Realty	—	Hodson Realty	<a href="#">CLICK HERE</a>
Hathaway Dr. Stratford, CT	—	4,087 sf	Hodson Realty	Safer Lawn, Inc.	Colonial Realty	<a href="#">CLICK HERE</a>
One Church St. 49 Federal Rd. Business Park Dr.	—	22,102 sf	The Proto Group	Dr. Christopher Van Dyke Nutmeg State Nutrition Sprin Store Solutions Conn. Skin Health Beauty Systems Group	Yale Univ. Props. Proto Group Proto Group Proto Group Proto Group	<a href="#">CLICK HERE</a>

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20 Executive Dr. Hudson, NH	\$3,999,999	75,288 sf on 7.31 acres	Colliers Int'l.	Innovative Assoc. LLC	—	<a href="#">CLICK HERE</a>
100 Meadow Rd. Boston	—	152,000 sf	Transwestern/ RBJ	HD Supply	Transwestern/ RBJ	<a href="#">CLICK HERE</a>
2-4 Mercer Rd. Natick, MA	\$3.9M	17,875 sf	New Dover Assoc., Inc.	2-4 Mercer Rd., LLC	New Dover Assoc., Inc.	<a href="#">CLICK HERE</a>
15-23 Pleasant St. Malden, MA	—	20,499 sf	Burgess Props.	Ming Seafood and City of Malden (for city offices)	Burgess Props.	<a href="#">CLICK HERE</a>
35 Village Rd. (Ferncroft Corp. Ctr.) Middletown, MA	—	13,000 sf	Newmark Grubb Knight Frank	BLR	Cresa Boston	<a href="#">CLICK HERE</a>
451 D. St. Boston	—	5,206 sf	CBRE/NE	Cxense	CBRE/NE	<a href="#">CLICK HERE</a>
123 South Main. Newtown, CT	\$3.75M	3 bldgs.	Goodellow R.e.	Newtown Highland, LLC	Goodfellow R.E.	<a href="#">CLICK HERE</a>
Berkshire Shopping Ctr. Danbury, CT	—	25,300 sf	Hawley Mgmt. Co.	Sierra Trading Post	Charter Realty (TJX Cos.)	<a href="#">CLICK HERE</a>
Harrison Ave. and Traveler St., Ink Block Development, Boston	—	22,700 sf on 6 acres	National Development	Bar Mezzana, Fuji, Sweetgreen and Turnstyle Cycle, CorePower Yoda	The Dartmouth Co.	<a href="#">CLICK HERE</a>
Rte. 60 and Ferry St. Malden, MA	—	11,800 sf on 1.25 acres	Combined Props. (self)	CVS Pharmacy	—	<a href="#">CLICK HERE</a>
199 Boston Rd. Billerica, MA	—	9,200 sf	Treble Cove Plaza (self)	Circle Health Urgent Care (Lowell General Hospital)	Key Point Ptrs.	<a href="#">CLICK HERE</a>
Woodbury, CT	\$1.2M	—	Drubner Comm'l. R.E.	Tony Ramadant and Kung Wei	Drubner Comm'l. R.E.	<a href="#">CLICK HERE</a>
Littleton, NH	—	8,716 sf	Summit Realty Ptrs.	Town Fair Tire	—	<a href="#">CLICK HERE</a>
190 Main St. Deep River, CT	\$405,000	6,424 sf	The Geenty Group	J&J Haddam, LLC	J&J Haddam, LLC	<a href="#">CLICK HERE</a>
4 Cummings Park Woburn, MA	—	3,000 sf	Cummings Props. (self)	b.good	—	<a href="#">CLICK HERE</a>
Theatre District Boston	—	1,614 sf and 1,578 sf	The Wilder Cos.	Chipolte and Jimmy John's	The Wilder Cos.	<a href="#">CLICK HERE</a>
1540 Turnpike St. Stoughton, MA	—	2,000 sf	M&J Assoc.	Lapels Dry Cleaning	M&J Assoc.	<a href="#">CLICK HERE</a>
68-82 Mall Rd. Burlington, MA	—	1,587 sf	Linear Retail Props. (self)	Upper Crust Pizza	Upper Crust Pizza	<a href="#">CLICK HERE</a>
25 Brigham St. Westborough, MA	—	10,000 sf	SVN/Parsons Comm'l. Group	1-800-Got-Junk	—	<a href="#">CLICK HERE</a>
Main St. and Healey Dr. Ansonia, CT	\$1.525M	25,380 sf on 2 acres including 1,859 sf body shop	Fischer R.E.	Road Realty Used Cars	Fishcer RE.	<a href="#">CLICK HERE</a>
West of Chestnut Quincy, MA	—	5,000 sf	Gate Residential (self)	Jimmy Liang of Fuji Group	Gate Residential	<a href="#">CLICK HERE</a>

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120 Allen St. Stratford, CT	—	9,566 sf	Angel Comm'l.	Auto Parts Int'l.	Comm'l. R.E. Group	<a href="#">CLICK HERE</a>
3rd Ave. Burlington, MA	—	1,784 sf	Nordblom Co (self)	Xtend Barre	Nordblom Co.	<a href="#">CLICK HERE</a>
263 Summer St. 332 & 374 Congress St. 33-41, 34, 38 & 44 Farnsworth St. Boston	\$224M	408,342 sf in 7 props.	Holliday Fenoglio Fowler, L.P.	TIAA Global Asset Mgmt.	Holliday Fenoglio Fowler, L.P.	<a href="#">CLICK HERE</a>
354 Turnpike Rd. Canton, MA	\$1.685M	20,100 sf	Greater Boston Comm'l. Props.	Kolbe Westoriens	Greater Boston Comm'l. Props	<a href="#">CLICK HERE</a>
149 Wethersfield Ave. 183 Wethersfield Ave. 217 Wethersfield Ave. and 97-103 Wyllis St. Hartford, CT	\$6M	135 res. units	United Multi Family	—	United Multi Family	<a href="#">CLICK HERE</a>
15 Broad St. Boston	\$33M	73,500 sf	CBRE/ New England	Brookfield Property Ptrs.	AustralianSuper Pty.	<a href="#">CLICK HERE</a>
466 Chestnut St. Ashland, MA	\$3.15M	39 acres	Colliers Int'l.	The Green Cos.	Colliers Int'l.	<a href="#">CLICK HERE</a>
123 Oxford Ave. Dudley, MA	—	4M tons of air space	W.L. French	Dudley Reclamation Site	W.L. French and Rampco Construction	<a href="#">CLICK HERE</a>
59 Apsley St. Hudson, MA	\$830,000	27,758 sf	O'Brien Comm'l. Props.	Rykbost LLP	—	<a href="#">CLICK HERE</a>