

New England Real Estate Journal

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**SALES AND LEASES
TRANSACTION REPORT**

JULY 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 JULY 2016

ADDRESS	SALE PRICE	SIZE	REP. OF SELLER/LESSOR	BUYER/LESSEE	REP. OF BUYER/LESSEE	STORY LINK
59 Ponemah Hill Rd. Milford, NH	\$3.25M	36 units	Brady Sullivan (self)	New Point, LLC	New Point, LLC	CLICK HERE
116-120 and 128-140 York Ave. Randolph, MA	\$5.5M	50,000 sf and 57,4900 sf on 7.88 acres	The Conrad Group	F.P. Giglio Props.	The Conrad Group	CLICK HERE
753 Forest St. and 261 Cedar Hill Marlborough, MA	\$14.125M	134,405 sf	Colliers Int'l.	Calare Props, Inc.	Calare Props., Inc.	CLICK HERE
62 Spring St. Cambridge, MA	\$2.05M	6 units, 4,940 sf on .144 acre	Horvath & Tremblay	—	—	CLICK HERE
550 Whitney Ave. Hamden, CT	\$1.385M	17 units	Pearce R.E.	Wildwood Holding, LLC	Pearce R.E.	CLICK HERE
19 Industrial Park Rd., East Oxford, MA	—	40,100 sf on 3.5 acres	Greater Boston Comm'l., Props. Inc.	MHQ, Inc.	—	CLICK HERE
One International Pl. Boston	—	21,257 sf	Cushman & Wakefield	Korn Ferry	Cushman & Wakefield	CLICK HERE
34 St. Martin Dr. Marlborough, MA	—	203,840 sf	JLL	Lincoln Property Co.	Lincoln Property Co.	CLICK HERE
Rte. 110 Chelmsford, MA	\$7.2M	72,220 sf	NGKF Capital Markets	RK Centers	RK Centers	CLICK HERE
Dowling Village North Smithfield, RI and Tilton, NH	\$6.4M	843,000 sf in 2 shopping centers	Horvath & Tremblay	—	—	CLICK HERE
219 Daniel Webster Hwy. Nashua, NH	—	1,467 sf	Linear Retail (self)	The Joint Chiropractic	Boston Realty Advisors	CLICK HERE
22-44 Eastern Ave. Malden, MA	\$4.3M	43,000 sf	Burgess Props., Inc.	Andreas Tsitos	Burgess Props., Inc.	CLICK HERE
Rochester, NH	—	9,547 sf	Waterstone (self)	ULTA Beauty	—	CLICK HERE
990 Boston Post Rd. Milford, CT	\$1.25M	—	Pearce R.E.	Jordon Realty LLC	—	CLICK HERE
225 Pitkin St. East Hartford, CT	—	6,000 sf	CBRE	Gengras Motor Cars, LLC	Avison Young	CLICK HERE
8-12 Hope Hill Rd. Wallingford, CT	\$300,000	13,620 sf on 1.98 acres	O,R&L Comm'l.	Prakash Patel	Dan Combs R.E., Inc.	CLICK HERE
Canton, CT	—	2,177 sf	WS Development (self)	South Beach Swimsuits	—	CLICK HERE
800 Turnpike Rd. New Ipswich, NH	\$550,000	22,500 sf	Norwood Group	Porti Realty	KW	CLICK HERE
Quincy, MA	—	3,200 sf	—	Orangetheory Fitness	Gate Residential	CLICK HERE
Harbor Village Shopping Center Townsend, MA	—	24,405 sf	Summit Realty Ptrs.	Planet Fitness, Subway, Flooring Designs, Doggy Daycare, Learning Ctr., Robbins Insurance	—	CLICK HERE
Harbor Village Shopping Center Townsend, MA	—	47,146 sf	Summit Realty Ptrs.	Hannaford Supermarket, Rite Aid Pharmacy, McDonalds, Townsend Fine Jewelers, Klever Klippers, Steward Medical	—	CLICK HERE

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179 Linwood Ave. Colchester, CT	—	3,000 sf 1,500 sf	Galaxy Development (self)	Creative Canvas H&R Block	—	CLICK HERE
147 Milk St. Boston	\$33.25M	52,337 sf	Colliers Int'l.	Multi-Employer Property Trust	Bentall Kennedy	CLICK HERE
418 Meadow St. Fairfield, CT	\$2.9M	24,866 sf on 1.05 acres	Angel Comm'l.	Julian Enterprises	Angel Comm'l.	CLICK HERE
100 Simplex Dr. Westminster, MA	—	189,124 sf	The Stubblebine Co.	Seaboard Folding Box	The Stubblebine Co.	CLICK HERE
100 Weymouth St. Rockland, MA	—	5,713 sf	—	Kixters Inc.	Jay Nuss Realty Group	CLICK HERE
2 Granite St. Malden, MA and 46-50 Blue Hill Ave. Boston, MA	\$2.28M	7 units 9 units	Marcus & Millichap	—	Marcus & Millichap	CLICK HERE
Hopkinton Technology Park Hopkinton, MA	—	56,763 sf	Greater Boston Comm'l. Props.	EMC, Boston Rustic Weddings, Pinkus Consulting & Spring Bank Pharmaceuticals	Greater Boston Comm'l. Props.	CLICK HERE
67 Forest St. Marlborough, MA	—	64,922 sf	—	Boxer Property of Houston	Boxer Property Houston	CLICK HERE
175 Paramount Dr. Raynham, MA	—	7,879 sf	Colliers Int'l.	Claris Vision	NAI Hunneman	CLICK HERE
2 Boylston St. Boston	—	13,676 sf	Boston Redevelopment Property (self)	International Institute of New England	Fairlane Props.	CLICK HERE
800 Connecticut Ave. Norwalk, CT	—	26,995 sf	CBRE Global Investors (self)	OMEGA Engineering	Cushman & Wakefield	CLICK HERE
707 Huse Rd. Manchester, NH	\$7.5M	106,500 sf	Dartmouth Cos.	LRNCT LLC	NAI Norwood Group	CLICK HERE
Milford, NH	\$3.25M	36 units	Brady Sullivan Props. (self)	—	—	CLICK HERE
547 Amherst St. Nashua, NH	\$3.125M	35,427 sf	Jackman Comm'l. Realty, Inc.	547 Amherst St., LLC	—	CLICK HERE
89 Fort Eddy Rd. Concord, NH	\$2M	30,357 sf	Fairway R.E.	89 Fort Eddy Rd., LLC	Colliers Int'l.	CLICK HERE
110 Corporate Dr. Portsmouth, NH and 55 Heritage Ave. Portsmouth, NH	—	30,935 sf	CBRE/ Portsmouth	Activemed Practices & Research, Inc. and Adaptable Computer, LLC	CBRE Portsmouth and Hirsch & Co., Inc.	CLICK HERE
325 West Main St. Tilton, NH	—	625 sf	James Cropsey Brokerage	Bradley Couture	James Cropsey Brokerage	CLICK HERE
31 Porstmouth Ave. Exeter, NH	\$825,000	—	Masiello Group	Baker Prop. LLC	—	CLICK HERE
511 Congress St. Portland, ME and 33 Smith St. Portland, ME	\$609,000	2,395 sf	Cardente R.E.	Leete & Lemieux P.A. and Shira Gotshalk	NAI The Dunham Group and Benchmark P.E.	CLICK HERE

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Four Liberty Square Boston	\$12.25M	26,000 sf	JLL's Capital Markets	Atlas R.E. Ptrs. affiliate	JLL's Capital Markets	CLICK HERE
257 Simarano Dr. Marlborough, MA	—	10,565 sf	O'Brien Comm'l. Props.	Curadel, LLC	O'Brien Comm'l. Props.	CLICK HERE
8-12 Beacon Terrace 379-385 Broadway & 39-49 Bow St. Somerville, MA	\$27.25M	87 units	CBRE/N.E.	TrueNorth Capital Ptrs.	—	CLICK HERE
45 Hartwell Ave. Lexington, MA	—	50,578 sf	Cushman & Wakefield	Brammer Bio, LLC	CBRE	CLICK HERE
Conn. and N.Y.	—	4 props. (self storage)	SVN/C.M. Neville & Assoc., Inc. and SVN Deegan Collins Comm'l. Realty & Valbridge Property	—	—	CLICK HERE
One Burlington Business Ctr. Burlington, MA	—	45,800 sf	The Davis Cos.	Welltok, Centers at Burlington and Zix Corp.	—	CLICK HERE
1073 Mass Ave. Cambridge MA	—	—	—	Compass (self)	—	CLICK HERE
Cranston, RI	—	250,000 sf on 19+ acres	—	Dean Warehouse Services (self)	—	CLICK HERE
Warwick, RI	\$12.4M	92 room hotel	—	Lightstone Value Plus R.E. Investment Trust II (self)	—	CLICK HERE
Rte. 146A Dowling Village North Smithfield, RI	\$4.7M	600,000 sf	Horvath & Tremblay	Dowling Village	Horvath & Tremblay	CLICK HERE
169 Pratt St. Providence, RI	\$1.12M	3,500 sf	Residential Props., Ltd.	—	Residential Props., Ltd.	CLICK HERE
1726 Mendon Rd. Cumberland, RI	—	1,700 sf	Coldwell Banker	—	Coldwell Banker	CLICK HERE
80 Stockwell Dr. Avon, MA	\$9.55M	241-454 sf on 12.7 acres	NGKF	—	Permanser	CLICK HERE
5 Wall St. Burlington, MA	—	100,000 sf	Piedmont Office Realty Trust, Inc.	Demandware	Avison Young	CLICK HERE
5 Courageous Circle Bristol, RI	\$2.235M	home on 3.14 acres	Residential Props., Ltd.	—	Residential Props., Ltd.	CLICK HERE
High St. Westwood, MA	\$34.4M	156 units	CBRE/N.E.	TrueNorth Capital Ptrs.	CBRE/N.E.	CLICK HERE
3 Bonazolli Ave. and 131 Coolidge St. Hudson, MA	—	5,950 sf	O'Brien Comm'l. Props., Inc.	Oscar's Moving Co., LLC and Liability Consultants and Anchor Medical	—	CLICK HERE
75 Old Broadway North Haven, CT	—	99,850 sf	Levey Miller Maretz (listing agent)	—	—	CLICK HERE

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7 Viking Rd. Webster, MA	—	7,700 sf	NAI Glickman Kovago	Jones and Frank	—	CLICK HERE
411 Waverly Oaks Rd. Waltham, MA	—	5,000 sf	NAI Hunneman	Goldmann	Newmark Grubb Knight Frank	CLICK HERE
411 West Putnam Ave. Greenwich, CT	\$51.5M	100,155 sf	NGKF Capital Markets	JMC Holdings LLC	JMC Holdings LLC	CLICK HERE
418 Meadow St. Fairfield, CT	\$2.9M	24,866 sf on 1.05 acres	Angel Comm'l.	Julian Enterprises	Angel Comm'l.	CLICK HERE
348 Black Rock Tpke. Fairfield, CT	\$1.3M	2,663 sf on .25 acre	Gutman Realty Advisors	Ahabs Table LLC	HK Group	CLICK HERE
420 South Main St. and 345 Highland Ave. Cheshire, CT	\$455,000	2,500 sf, 1,212 sf and 1,265 sf	O,R&L Comm'l.	Rifat Saleh PE	Realty Network, LLC	CLICK HERE
820-830 Dixwell Ave. and 10 Cherry Ann St. Hamden, CT	\$150,000	20,264 sf on .8 acre	Colonial Props.	—	—	CLICK HERE
109 Boston Post Rd. Orange, CT	—	1,439 sf	Colonial Props.	Lice Clinics of America	—	CLICK HERE
235 Naugatuck Ave. Milford, CT	—	1,600 sf	Colonial Props.	The Clothesline, Inc.	Interstate Realty Advisors	CLICK HERE
130 Old Gate Ln. Milford, CT	—	2,650 sf	Property World	Digitaldrucker, Inc.	Colonial Props.	CLICK HERE
60 Commerce Park Milford, MA	—	2,640 sf	O,R&L Comm'l.	Conn. Skin Institute	—	CLICK HERE
789 Reservoir Ave. and 3787 Main St. Bridgeport, CT	\$1.05M \$700,000	20,000 sf 6,500 sf	Baldwin Pearson Co., Inc.	— Cheyenne Early Learning Ct.	Baldwin Pearson Co., Inc.	CLICK HERE
150 Commerce St. East Haven, CT	—	41,654 sf 3 acres	The Geenty Group	Augliera Moving & Storage	The Geenty Group	CLICK HERE
6 Benson Rd. Oxford, CT	—	9,000 sf	Godin Property Brokers	PTA Corp.	—	CLICK HERE
586 Shore Rd. Bourne, MA	\$3.2M	6 bldgs on 11 acre parcel	Colliers Int'l.	Private buyer	—	CLICK HERE
200 Perimeter Rd. Manchester, NH	—	13,660 sf	CBRE/N.E.	The Union Leader Corp.	Stebbins Comm'l. Props.	CLICK HERE
3-7 Griffin Way Chelsea, MA	\$3.65M	33,515 sf	Burgess Props.	Golden Cannoli Shells Co.	Burgess Props.	CLICK HERE
210 Main St. Old Saybrook, CT	—	1,556 sf	The Geenty Group	Astra Studio of Dance & Performing Arts, LLC	The Geenty Group	CLICK HERE
20 Ashburton, Pl. Boston	—	31,803 sf	JLL	Perkins Eastman, Beacon Hill Staffing, Seed Global Health & Wagonise	JLL	CLICK HERE
197 Washington St. Unit A Somerville, MA	\$1.4M	—	Mansard	Van Dyke Realty	—	CLICK HERE

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53 State St. Boston	—	50,000 sf	Cushman & Wakefield	Marcum LLP	NGKF	CLICK HERE
575 University Ave. Norwood, MA	—	11,535 sf	Transwestern/RBJ	SmartSource Rentals	NGKF	CLICK HERE
575 Washington St. Newton, MA 34 Winter St. Arlington, MA	—	55,000 sf	Savills Studley	Schools for Children Inc.	Savills Studley	CLICK HERE
315 West Main St. Avon, CT Sturbridge, MA	\$29M \$43.5M	99,788 sf 230,500 sf	Holliday Fenoglio Fowler, L.P. NGKF	Wilder Cos. and Principal R.E. Investors Cole Credit Props. Trust IV, Inc.	— Vereit	CLICK HERE CLICK HERE
445 Cambridge St. Allston, MA	\$2M	5,512 sf on 7,966 sf parcel	NAI Hunneman	David Stoia	TRB Realty	CLICK HERE
40-42 Portsmouth Ave. Stratham, N.H.	\$1.81M	9,500 sf in 2 bldgs.	Colliers Int'l.	Shearwater Investment Corp.	Marcus & Millichap	CLICK HERE
600 North Colony Rd. Wallingford, CT	\$2.1M	22,160 sf	O,R&L Comm'l.	JMM Assoc.	O,R&L Comm'l.	CLICK HERE
19 Main St. Old Saybrook, CT	—	1,982 sf	Lyman R.E.	Ben & Jerry's	—	CLICK HERE
67 Newtown Rd. Danbury, CT	—	25,354 sf	Hawley Mgmt. Co.	TJ Maxx	Charter Realty	CLICK HERE
140 Guest St. Brighton, MA	—	6,566 sf	New Balance	New Balance	New Balance	CLICK HERE
832 Queen St. Southington, CT	—	2,400 sf	R. Calabrese Agency	Smashburger	Charter Realty & Development	CLICK HERE
Rhode Island Ave. Fall River, MA	\$5.21M	19,788 sf on	Horvath & Tremblay	—	—	CLICK HERE
95 Hayden Ave. Lexington, MA	—	200,000 sf	Wyman Street Advisors	Shire	Transwestern/RBJ	CLICK HERE
235 Wyman St. Lexington, MA	—	163 units	CBRE/N.E.	—	Guardian Life Insurance Co. of America	CLICK HERE
455 Union St. and 222 Merrimack St. Manchester, NH	\$1.85M	26 units	NAI Hunneman	WBC Orange Street Investment	NAI Hunneman	CLICK HERE
43-45 Loring Dr. Unit 4 Framingham, MA	\$625,000	7,081 sf	O'Connell and Co., Inc.	43-45 Loring Dr. LLC	New Dover Assoc., Inc.	CLICK HERE