

New England Real Estate Journal

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**SALES AND LEASES  
TRANSACTION REPORT**

**AUGUST 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 AUGUST 2016

ADDRESS	SALE PRICE	SIZE	REP. OF SELLER/LESSOR	BUYER/LESSEE	REP. OF BUYER/LESSEE	STORY LINK
450 & 500 Donald J. Lynch Blvd. Marlborough, MA	\$11.5M	59,667 sf and 62,224 sf	Fulcrum R.E. Ptrs and Atlantic Mgmt. Corp.	Fulcrum R.E. Ptrs and Atlantic Mgmt. Corp.	Fulcrum R.E. Ptrs and Atlantic Mgmt. Corp.	<a href="#">CLICK HERE</a>
1010 West Chestnut St. Brockton, MA	\$5.25M	84,000 sf on 8.75 acres	NAI's Hunneman Capital Markets Group	NorthBridge Ptrs., LLC	NAI's Hunneman Capital Markets Group	<a href="#">CLICK HERE</a>
16 Haverhill St. Suite 13 Andover, MA	—	—	ROI Corp.	Dr. Didie Watsop	ROI Corp.	<a href="#">CLICK HERE</a>
96 Palmer Rd. Monson, MA	\$825,000	56,000 sf on 5.62 acres	King & Newton	3G Management, LLC	—	<a href="#">CLICK HERE</a>
19-25 Maple St. and 2-16 Temple St. Springfield, MA	\$700,000	Apartments	King & Newton	Temple Property Group	—	<a href="#">CLICK HERE</a>
300 Commercial St. Malden, MA	—	40,488 sf	Combined Props., Inc. (self)	Mystic Valley Elder Services	—	<a href="#">CLICK HERE</a>
20 Lake St. Hopedale, MA	\$1.6M	19,800 sf and	Greater Boston Comm'l. Props.	—	—	<a href="#">CLICK HERE</a>
252 John Dietsch Blvd. Milford, MA		9,832 sf on 1.84 acres	Greater Boston Comm'l. Props.	Paradise Metal Works	Paradise Metal Works	<a href="#">CLICK HERE</a>
55 Bridge St. Manchester, NH	\$469,000	10,800 sf on .11 acre	Tinkham Realty	Riverview LLC	Tinkham Realty	<a href="#">CLICK HERE</a>
716-718 Riverwood Dr. Pembroke, NH	\$800,000	—	Concord Comm'l. R.E.	Erch IV, LLC	Pierce Atwood	<a href="#">CLICK HERE</a>
100 William Loeb Dr. Manchester, NH	—	50,730 sf	Stebbins Comm'l. Props.	Eagle Express	Danais Realty	<a href="#">CLICK HERE</a>
Hampton Beach NH	—	107 rooms	Holliday Fenoglio Fowler L.P.	Linchris Hotel Corp.	Holiday Fenoglo Fowler L.P.	<a href="#">CLICK HERE</a>
168 Saco Ave. Old Orchard Beach, ME	\$1.7M	11,749 sf on 5.217 acres	Cardente R.E.	Duffy's Tavern and Grill	—	<a href="#">CLICK HERE</a>
28 Maple St. Portland, ME	—	1,100 sf	Cardente R.E.	Barney & Co. California LLC	—	<a href="#">CLICK HERE</a>
30 Summer St. Winthrop, ME	—	78,475 sf	CBRE/ The Boulos Co.	AMI	—	<a href="#">CLICK HERE</a>
192 Loudon Rd. Concord, NH	—	2,600 sf	Summit Realty Ptrs.	Dairy Queen	CBRE/N.E.	<a href="#">CLICK HERE</a>
70 Franklin St. Boston	\$42.1M	85,977 sf	Newmark Grubb Knight Frank	Deka	—	<a href="#">CLICK HERE</a>
350 Hopping Brook Rd. Holliston, MA	\$7.2M	106,250 sf on 12.78 acres	JLL	SEJACJ, LLC	New Dover Assoc., Inc.	<a href="#">CLICK HERE</a>
25 Cottage Ave. Somerville 44 Clay St. Cambridge, MA	Total \$3.05M	Residential Units	Horvath & Tremblay	— —	— —	<a href="#">CLICK HERE</a>
445 Cambridge St. Allston, MA	\$2M	5,406 sf	NAI Hunneman	—	TRB Realty	<a href="#">CLICK HERE</a>
404 Wyman St. Waltham, MA	—	4,033 sf	Hobbs Brooks Mgmt.	Magenic	Avison Young	<a href="#">CLICK HERE</a>
303 Wyman St. Waltham, MA	—	4,025 sf	Hobbs Brook Mgmt. LLC	Winslow Technology Group, LLC	Colliers	<a href="#">CLICK HERE</a>

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101 Edgewater Dr. Wakefield, MA	—	5,565 sf	Hobbs Brook Mgmt. LLC	Front Four Group	WSA	<a href="#">CLICK HERE</a>
401 Edgewater Pl. Wakefield, MA	—	3,350 sf	Hobbs Brook Mgmt. LLC	Knudsen, Burbridge & Manchur, PC	Cornerstone Advisory Services	<a href="#">CLICK HERE</a>
401 Edgewater Pl. Wakefield, MA	—	8,434 sf	Hobbs Brook Mgmt. LLC	Regnante, Sterio & Osborne, LLP	Cushman & Wakefield	<a href="#">CLICK HERE</a>
500 Edgewater Dr. Wakefield, MA	—	3,123 sf	Hobbs Brook Mgmt. LLC	Arcadis	JLL	<a href="#">CLICK HERE</a>
500 Edgewater Dr. Wakefield, MA	—	6,093 sf	Hobbs Brook Mgmt. LLC	AI Foundry	WSA	<a href="#">CLICK HERE</a>
500 Edgewater Dr. Wakefield, MA	—	10,039 sf	Hobbs Brook Mgmt. LLC	The Stowe Group	Carney & Co.	<a href="#">CLICK HERE</a>
701 Edgewater Dr. Wakefield, MA	—	2,851 sf	Hobbs Brook Mgmt. LLC	Tigers USA Global Logistics	Burgess Props.	<a href="#">CLICK HERE</a>
333 Quarry Rd. Milford, CT	—	13,434 sf	—	Hayward Turnstiles, Inc.	Angel Comm'l.	<a href="#">CLICK HERE</a>
707 Main St. Norwell, MA	—	1,660 sf	Keliher R.E.	Door Knocker Diner	—	<a href="#">CLICK HERE</a>
40 Summer St. Boston	—	5,848 sf	Perry Brokerage	The Panther Group/ Total Clinical Services	Newmark Grubb Knight Frank	<a href="#">CLICK HERE</a>
280 Merrimack St. Lawrence, MA	—	8,300 sf	Lupoli Companies	Cambridge College	Lincoln Property Co.	<a href="#">CLICK HERE</a>
2000 Plainfield Pike Cranston, RI	\$4.5M	250,000 sf on 19.5 acres	MG Comm'l. R.E.	Nach Realty Trust	NGKF - New York	<a href="#">CLICK HERE</a>
9 Ninigret Ave. Westerly, RI	\$7.6M	9 bedroom residence	Lila Delman R.E. Int'l.	—	—	<a href="#">CLICK HERE</a>
147 Bowen St. Providence, RI	\$1.207M	Historic House	Residential Props., Ltd.	—	Residential Props., Ltd.	<a href="#">CLICK HERE</a>
1018 Waterman Ave. East Providence, RI	—	1,500 sf	Coldwell Banker Comm'l.	Micro Tech Staffing	Coldwell Banker Comm'l.	<a href="#">CLICK HERE</a>
1850 Post Rd. Warwick, RI	—	207 room	Holliday Fenoglio Fowler, L.P.	Sarchi Group	—	<a href="#">CLICK HERE</a>
535-545 Boylston St. Boston	\$100.5M	184,642 sf	NGKF Capital Markets	John Hancock R.E.	—	<a href="#">CLICK HERE</a>
89 Whalen St., 17 Pierce Ave., 19 Pierce Ave. and 0 South St. Fitchburg, MA	\$2.5M	13,439 sf	Poirier Realty	Twin City Realty Trust	—	<a href="#">CLICK HERE</a>
78 River St. Fitchburg, MA	\$550,000	18,000 sf on 2.4 acres	Poirier Realty	River Street Realty LLC	Local Boston Brokerage LLC	<a href="#">CLICK HERE</a>
1 Water St. Haverhill, MA	\$15.6M	—	Arrowpoint Props. Burlington LLC	Arrowpoint Prop. Burlington LLC	—	<a href="#">CLICK HERE</a>

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175 Paramount Dr. Raynham, MA	—	7,897 sf	Boston Colliers Int'l.	Charis Vision	NAI Hunneman	<a href="#">CLICK HERE</a>
175 Paramount Dr. Raynham, MA	—	2,494 sf	Boston Colliers Int'l.	Solar City Corp.	Cushman & Wakefield	<a href="#">CLICK HERE</a>
175 Paramount Dr. Raynham, MA	—	3,422 sf	Boston Colliers Int'l.	Bureau Veritas North America	Jones Lang LaSalle	<a href="#">CLICK HERE</a>
16 Newhall St. Lynn, MA	\$6.1M	55 units	NAI Hunneman	M&M Glass Realty Co.	NAI Hunneman	<a href="#">CLICK HERE</a>
322 West Main St. Tilton, MA	—	338 sf	James Cropsey Brokerage	Andrea Collins, Esq. Law Offices	—	<a href="#">CLICK HERE</a>
808 Main St. Winchester, MA	—	4,700 sf	Northeast Comm'l. Realty	Koko Buodakian & Sons	—	<a href="#">CLICK HERE</a>
99 Summer St. Boston	—	7,109 sf	JLL	Covington Assoc.	Cresa Boston	<a href="#">CLICK HERE</a>
300 Soundview Ave. Fairfield, CT	\$755,500	3 family property	Pearce Comm'l. R.E.	17 Mile, LLC	Pearce Comm'l. R.E.	<a href="#">CLICK HERE</a>
West Main St. New Britain, CT	\$4.725M	72 units	Chozick Realty	923 West Main St., LLC	—	<a href="#">CLICK HERE</a>
158 Commerce St. East Haven, CT	\$1M	41,654 sf	The Geenty Group	Anthony Augliera, Inc.	The Geenty Group	<a href="#">CLICK HERE</a>
340 Woodmont Rd. Milford, CT	\$2.425M	30,000 sf on 1.82 acres	Pearce R.E.	Winstanley Enterprises, LLC	Coldwell Banker Comm'l.	<a href="#">CLICK HERE</a>
19 Elm St. New Haven, CT	\$1M	9,328 sf on .54 acre	Press/Cuozzo Comm'l. Services	MOD Equities, LLC	Press/Cuozzo Comm'l. Services	<a href="#">CLICK HERE</a>
27 High St. New Haven, CT	\$900,000	3,678 sf on .09 acre	Seabury Hill Realtors	Pike Int'l.	Colonial Props.	<a href="#">CLICK HERE</a>
207 Pitkin St. East Hartford, CT	—	8,100 sf	Colliers Int'l.	BioSafe Systems, LLC	Colliers Int'l.	<a href="#">CLICK HERE</a>
260-284 Quarry Rd. Milford, CT	—	4,110 sf	Angel Comm'l.	—	—	<a href="#">CLICK HERE</a>
Commerce Dr. Bridgeport, CT	—	2,160 sf	Fischer R.E.	Kostantino Electric Corp.	Fischer R.E.	<a href="#">CLICK HERE</a>
4200 Main St. Bridgeport, CT	—	3,725 sf	Southpoint Group	AFC Urgent Care	Southpoint Group	<a href="#">CLICK HERE</a>

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44-46 Border St. and 124 Elm St. Cohasset, MA	\$12.75M	54 rooms	Coldwell Banker Residential Brokerage	A&S Cohasset LLC and Chi, LLC	Coldwell Banker Residential Brokerage	<a href="#">CLICK HERE</a>
47 Trumbull St. New Haven, CT	\$530,000	3,829 sf	Press/Cuozzo Comm'l. Services	4 Trumbull, LLC	Press/Cuozzo Comm'l. Services	<a href="#">CLICK HERE</a>
471 Broadway Lynnfield, MA	\$3M	11,471 sf on 0.9 acre	Nordlund Assoc., Inc.	—	—	<a href="#">CLICK HERE</a>
12 Parkwood Dr. Hopkinton, MA	\$2.93M	38,979 sf	Colliers In'tl. and Wheelock/ Novaya R.E. Ventures	AIS Development	—	<a href="#">CLICK HERE</a>
70 Sleeper St. Boston	\$112.5M	136 room hotel	Holliday Fenoglio Fowler, L.P.	—	—	<a href="#">CLICK HERE</a>
360 Alden Rd. Fairhaven, MA	—	5,820 sf on 34,170 sf	—	RAR Alden Rd. Realty, LLC	Coastal Com'l. R.E.	<a href="#">CLICK HERE</a>
300 Crown Colony Dr. Quincy, MA	—		Newmark Grubb Knight Frank	Larson Allen and Forsythe	Newmark Grubb Knight Frank	<a href="#">CLICK HERE</a>
2,300 Crown Colony Dr. Quincy, MA	—		Newmark Grubb Knight Frank	Murphy, Hesse, Toomey & Lehane, LLP	Newmark Grubb Knight Frank	<a href="#">CLICK HERE</a>
2,300 Crown Colony Dr. Quincy, MA	—	 70,000 sf total	Newmark Grubb Knight Frank	Baker, Braverman & Barbadoro, PC	Newmark Grubb Knight Frank	<a href="#">CLICK HERE</a>
2,300 Crown Colony Dr. Quincy, MA	—		Newmark Grubb Knight Frank	Work 'N' Gear	Newmark Grubb Knight Frank	<a href="#">CLICK HERE</a>
2,300 Crown Colony Dr. Quincy, MA	—		Newmark Grubb Knight Frank	South Shore Plastic Surgery	Newmark Grubb Knight Frank	<a href="#">CLICK HERE</a>
2,300 Crown Colony Dr. Quincy, MA	—		Newmark Grubb Knight Frank	Boston IVF	Newmark Grubb Knight Frank	<a href="#">CLICK HERE</a>
813-815 Main St. Leominster, MA	\$370,000	2,982 sf on 0.55 acre	Poirier Realty	Bin Jaing and Ming Quin Chen	V&E Realty	<a href="#">CLICK HERE</a>
104 Whalon St. Fitchburg, MA	\$90,000	1,057 sf	Poirier Realty	Dr. Robert Bates	Poirier Realty	<a href="#">CLICK HERE</a>
104 Whalon St. Fitchburg, MA	\$113,001	1,254 sf	Poirier Realty	Dr. Anubha Sacheti	Poirier Realty	<a href="#">CLICK HERE</a>
15 and 19 Congress St. Boston	—	54,461 sf	Related Fund Mgmt.	Related Beal	—	<a href="#">CLICK HERE</a>
120 and 130 Worcester Rd. Framingham, MA	\$23.65M	103,069 sf hotel and restaurant on 5 acres	TRB Realty	—	TRB Realty	<a href="#">CLICK HERE</a>
Cambridge St. and Brighton Ave. Allston, MA	\$13.5M	14,875 sf	Horvath & Tremblay	—	—	<a href="#">CLICK HERE</a>

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165 Samoset St. Plymouth, MA	\$7.4M	13,821 sf on 1.6 acres	Horvath & Tremblay	55 Cherry Hill, LLC	Nordlund Assoc.	<a href="#">CLICK HERE</a>
114 to 1162 Burnside Ave. East Hartford, CT	\$1.35M	32,000 sf on 4.53 acres	O,R&L Comm'l. LLC	B.N. Mahesh	O,R&L Comm'l. LLC	<a href="#">CLICK HERE</a>
343 Main St. Salem, NH	\$1.25M	8,500 sf on 12.88 acres	Shea Comm'l. Props.	M&M Property, LLC	—	<a href="#">CLICK HERE</a>
22 South Broadway Salem, NH	\$610,000	—	Shea Comm'l. Props.	5-9 Mill St. LLC	—	<a href="#">CLICK HERE</a>
99 South Broadway Salem, NH	\$1.8M	—	Shea Comm'l. Props.	—	—	<a href="#">CLICK HERE</a>
2335 Dixwell Ave. Hamden, CT	—	3,500 sf	Key Point Ptrs.	Plato's Closet	—	<a href="#">CLICK HERE</a>
Farmington Rd. Rochester, NH	—	79,000 sf	Waterstone (self)	Market Basket	—	<a href="#">CLICK HERE</a>
Commonwealth Ave. Boston	—	16,262 sf	The Grossman Cos.	Target Corp.	—	<a href="#">CLICK HERE</a>
40 Boston Post Rd. Waterford, CT	—	20,000 sf	Lyman R.E.	Shoreline Super Liquors	—	<a href="#">CLICK HERE</a>
580 Myles Standish Blvd. Taunton, MA	—	10,300 sf	NAI Hunneman	Needham Electric Supply	—	<a href="#">CLICK HERE</a>
9 Merrill Industrial Dr. Hampton, NH	—	20,000 sf	The Kane Co.	Wellner USA, LLC	—	<a href="#">CLICK HERE</a>
2000 Plainfield Pike Cranston, RI	\$4.5M	250,000 sf on 19.5 acres	NGKF-NY	Berkeley Acquisitions	MG Comm'l. R.E.	<a href="#">CLICK HERE</a>
10 Liberty Way Franklin, MA	—	55,023 sf	Greater Boston Comm'l. Props.	Taylor Exhibition Services, Inc.	—	<a href="#">CLICK HERE</a>