

MONTHLY SALES AND LEASE REPORT

New England Real Estate Journal

As Reported In The New England Real Estate Journal

Seller/ Lessor	Rep. Seller	Buyer/ Lessee	Rep. of Buyer	Address	Sales Price	Size	Property Type	Sale/ Lease
ING Clarion Partners	Cushman & Wakefield	Crescent Heights	—	12 Museum Way, Cambridge, Mass.	\$145.7 million	402 units	residential	sale
Flatley Co.	self	Emulex Corp.	Cresa Partners and Studley	580 Main St., Bolton, Mass.	—	50,600 s/f	office/ R&D	lease
645 Atlantic Ave. Co., LLC	Spaulding & Slye Colliers	ScanSoft, Inc.	Ricihards, Barry Joyce & Partners	695 Atlantic Ave., Boston	—	35,862 s/f	office	lease
MAT Realty Trust	Hughes Properties, Inc.	Securitas Security Services	Thompson Doyle Hennessey & Stevens	134 Flanders Rd., Westborough, Mass.	—	5,751 s/f	office	lease
Everest Partners	Thompson Doyle Hennessey & Stevens	David Carleton & Co.	—	91 Montvale Ave., Stoneham, Mass.	—	4,200 s/f	office	lease
Boston Wharf Co.	—	Weymouth Design	Hunneman Commercial	332 Congress St., Boston	—	11,098 s/f	office	lease
Carruth Capital, LLC	self	Sentri	R.M. Bradley & Co.	200 Friberg Pkwy., Westborough, Mass.	—	3,319 s/f	office	lease
Friendly's Ice Cream	—	East Cambridge Savings Bank	McLaughlin Investments, Inc.	105 Broadway, Arlington, Mass.	\$695,000	2,400 s/f	retail	sale
Angel & Salvador	United Multifamily R.E. Services	Bank One United	—	6 Portland, St., Springfield, Mass.	\$690,000	22 units	residential	sale
220 Boylston St. Associates, LLC	Heritage Corp.	DocThor, P.C.	—	220 Boylston St., Chestnut Hill, Mass.	—	1,700 s/f	office	lease
Neelon Properties	self	Work Place Connections	The Nelson Cos.	300 Bear Hill Rd., Waltham, Mass.	—	6,290 s/f	office	lease
Rand-Whitney	CBRE/Boulos Co.	Kessler Sunbelt Distribution, Inc.	—	45 Industrial Dr., ,Dover, N.H.	\$2.06 million	80,000 s/f	commercial	sale
A.A. & M., Inc.	G&E/Coldstream	Fireplace Products U.S., Inc.	CBRE/Boulos Co.	40 Old Dover Rd., Newington, N.H.	—	27,417 s/f	commercial	lease
Edith Langley	—	Auto Wholesalers	Prudential Verani	Hooksett Rd., Hooksett, N.H.	\$175,000	.87 acre	commercial	sale
3-3 Eastpoint, LLC	Prudential Verani	Public Service Co. Co. of N.H.	O'Neil Realty	Two Sutton Circle, Hooksett, N.H.	—	18,824 s/f	commercial	lease
Cathartes Private Investments	Kane Co.	Chuck E. Cheese	—	30 Fox Run Rd., Newington, N.H.	—	14,000 s/f	retail	lease
Pine Tree Shilling	G&E/Coldstream	11 Court St., LLC (CPManagement, Inc.)	Great Bridge Properties	11 Court St., Exeter, N.H.	\$1.05 million	15,000 s/f	office	sale
—	The Norwood Group	Helios Investments, LLC	—	302 Continental Blvc., Merrimack, N.H.	\$1.1 million	6.8 acres	commercial	sale
Manuel Tailnick	Allied Property Group	95 Railroad Ave., LLC	—	95 Railroad Ave., Greenwich, Conn.	\$2.5 million	—	retail/office/ residential	sale
Ryse Inc.	H K Group	1330 Holdings, LLC	—	1330 Post Rd. East, Westport, Conn.	\$1.905 million	6,700 s/f	retail	sale
Robert Davis	CB Richard Ellis	Main Street Investors	Cushman & Wakefield	9 Burtis Ave., 126 & 130 Main St., New Canaan, Conn.	\$5.75 million	18,624 s/f	retail/office	sale
—	—	Roller Bearing Corp.	R. Calabrese Agency, LLC	102 Willenbrock Rd., Oxford, Conn.	—	44,375	commercial/ office	lease
Ranford & Mary Lilly	United Multifamily R.E. Services	M & A Apartmenrs	—	451-55 Edgewood St., Hartford, Conn.	\$400,000	18 units	residential	sale
Norden Place, LLC	Cushman & Wakefield	Comphealth Norden Systems MReal	CBRE — DVB Commercial Rlty.	Norden Park, Norwalk, Conn.	—	41,818 sf	office	lease
Oak Realty	Cohen Realty	Torrington Partners, LLC	Coldwell Banker Comm'l. - Scalzo Tom Hill Group	11-21, 27-33, 73-83 Main St., 5-7, 15-21, 29-57 Water St., 174 Prospect St., 19 Maiden Ln., Torrington, Conn.	\$3.05 million	7 buildings	retail/office/ residential	sale
Columbus Plaza	GVA Williams of Conn.	Wakefern Food Corp. PriceRite	Proto Group	150 Columbus Blvd., New Britain, Conn.	—	32,000 s/f	retail	lease
—	H. Pearce Co.	636 First Ave. LLC	—	636 First Ave., West Haven, Conn.	\$340,000	8,200 s/f	commercial	sale
Gladys Benson and Precision Builders	Drubner Industrials	Curt Jones and Ind. Dev. Group	—	Rte. 188 and Rte. 63 & Park Rd., Middlebury, Conn.	\$725,000	5.5 acres	commercial	sale

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Bay State Realty, LLC	Nordblom Corfac Int'l.	Two C-Pack Systems Corp.	Burgess Properties	21 East St., Worcester, Mass.	—	15,000 s/f	flex	lease
Farley White Interests, LLC	Spaulding & Slye Colliers	Avaya, Inc.	CBRE/Whittier Partners	150 Apollo Dr., Chelmsford, Mass.	—	80,000 s/f	office	lease
A.W. Perry, Inc.	Cushman & Wakefield	National Quality Review	Meredith & Grew	40 Summer St., Boston	—	13,062 s/f	office	lease
Morrison Realty Trust	Hunneman Commercial	Kingston Realty Trust	—	25 Kingston St., Boston	\$4.3 million	28,000 s/f	office	sale
Everest Partners, LLC	CB Richard Ellis	North Shore Int'l. Insurance Services, Inc.	Mohr Partners	199 Rosewood Dr., Danvers, Mass.	—	12,500 s/f	office	lease
Saacen Properties/Rockport NT Group, LLC	Cushman & Wakefield	Nationwide Life Insurance Co. of America and Ticket Master	Cresa Partners	75 Wells Ave. and 1320 Centre St., Newton	—	12,653 s/f	office	lease
GFI Partners	CB Richard Ellis Metro North	PODS, Inc. and Gentle Giant	CB Richard Ellis/Whittier Partners	Wilmington Ind. Ctre., Wilmington, Mass.	—	108,000 s/f	commercial	lease
Boston Properties	Boston Properties	Hermes, Netburn, O'Connor & Spearing, P.C.	Equis Corp.	265 Franklin St., Boston	—	8,949 s/f	office	lease
Mountain Realty Trust	Phoenix Commercial Real Estate	six buyers	Phoenix Commercial Real Estate	Rte. 20, Village East, Sudbury, Mass.	\$1.14 million	8,435 s/f	office	sale
Adriatic Realty Trust	Heritage Corp.	Cemosa, LLC	—	86 Lincoln St., Brighton, Mass.	—	6,000 s/f	office/ commercial	lease
40 Industrial Way, Canton, LLC	New Dover Associates, Inc.	Pepperidge Farm, Inc.	O'Brien Comm'l. Properties, Inc.	40 Industrial Dr., Canton, Mass.	—	5,732 s/f	office/ commercial	lease
Daniel Webster Plaza	—	Linear Retail Properties, LLC	Summit Realty Partners	Daniel Webster Plaza, Nashua, N.H.	\$13.85 million	82,000 s/f	retail	sale
—	CB Richard Ellis/The Boulos Co.	—	—	549 U.S. Rte. 1, Portsmouth, N.H.	\$5.2 million	120 rooms 7,000 s/f	residential	sale
First Park	CBRE/Boulos Co.	T-Mobile	The Staubach Co.	Oakland, Me.	—	77,000 s/f	commercial	sale
Missionary Oblates of Mary Immaculate	Grubb & Ellis/Coldstream Real Estate Advisors	Etchstone Properties and Retreat Properties	—	Lowell Rd., Hudson, N.H.	\$1.372 million	40,238 s/f	residential	sale
SJ Realty	Boulos Property Mgmt.	Goodwill Industries	—	125 John Roberts Rd., So. Portland, Me.	—	4,000 sl/f	—	sale
Pool B Partners	Argosy Group	—	—	47 Constitution Dr., Bedford, N.H.	\$1.1 million	11,700 s/f	office	sale
Robert & Jacqueline Ham	Realty Executives of the Seacoast	New England Equine Medical & Surgical Ctr.	The Kane Co.	Sixth St., Dover, N.H.	\$600,000	34,000 s/f	commercial	sale
—	CBRE/The Boulos Co.	—	Gary Mariner Realty	36 Industrial Way, Portsmouth, N.H.	\$133,000	—	office	sale
—	CBRE/The Boulos Co.	—	—	501 Islington St., Portsmouth, N.H.	—	3,330 s/f	office	lease
—	Forum Group	MMCT Realty, LLC	CBRE/The Boulos Co.	113 Crosby Rd., Dover, N.H.	—	7,800 s/f	commercial	sale
9 Lafayette Rd. Realty, LLC	CBRE/The Boulos Co.	Yankee Fireplace, LLC	The Kane Co.	7 Lafayette Rd.	—	9,000s/f	retail	sale
Kings Highway Realty Trust	The Kane Co.	Thanasi, Inc. (Mama Lena's Pizzeria)	The Kane Co.	Rte. 101, Stratham, N.H.	—	3,000 s/f	retail	lease
Everest Partners	The Norwood Group	Zen Hire	CB Richard Ellis/Boulos Co.	30 Temple St., Nashua, N.H.	—	2,000 s/f	office	lease
Frisbie Memorial Hosp. Wentworth Douglas Hospital	Grubb & Ellis/Coldstream	Veteran's Administration	—	200 Rte. 107, Somersworth, N.H.	—	7,290 s/f	office	lease
U.S. Small Business Administration	The Corrigan Co.	Morrill Mill Pond, LLC	—	2 Whitney Rd., Concord, N.H.	\$2.48 million	75,000 s/f	office/ commercial	sale
Chartwell Properties, LLC	The Norwood Group	Easter Seals of N.H.	—	200 Zachary Rd., Manchester, N.H.	\$9.25 million	67,000 s/f	office	sale
Bass Shoe	—	Nichols Development, LLC	—	Wilton, Me.	—	291,000 s/f	commercial	sale
Salem Pioneer Assoc.	Butler Realty, LLC	Absolute Environmental, Inc.	—	42 Northwestern Dr., Salem, N.H.	—	3,000 s/f	office/ commercial	lease

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Shannon Realty Trust	Hunneman Commercial	Robert Avery (Polly Hill, LLC)	—	14 Thompson Dr., Randolph, Mass.	\$2.9 million	24 units	residential	sale
David Won	Partners Investment Properties, LLC	Xiaonong Yang	—	167 Pleasant St., Worcester, Mass.	\$760,000	10 units	residential	sale
A-1 Self-Storage	Self-Storage Consultants and Storage Realty	U-Store-It	—	Stamford, Old Saybrook and Briston, Conn.	\$21.7 million	214,000 s/f	commercial	sale
Kane & Ballard, LLC Henry & Adele Giulian; Paul LaFramboke; Rte. 32, LLC	Conn. Commercial Realty	350 Rte. 32 Holding, LLC; Thomas Metz-Band, Builders Assoc. of Eastern Conn.; and Second Family, LLC	—	350 Rte. 32; 25 Hidden Acres Rd.; 1364 Rte. 25; Rte. 32, Montville, Conn.	\$2.57 million	—	commercial	sale
Hall Investments	Jones Lang LaSalle	Conn. Innovations; One Beacon Insurance; Sun Trust Mortgage	Cushman & Wakefield	100 Corporate Place, Rocky Hill, Conn.	—	31,944 s/f	office	lease
Chase River Commons, LLC	Mathews Commercial Properties	Lorenzo Imports	Mathews Commercial Properties	360 Chase River Rd., Waterbury, Conn.	\$735,000	14,100 s/f	commercial	sale
Mockler Overhead Door Co.	Pyramid R.E. Group	Meehan & Ramos Pool Co.	Vidal/Wettenstein	75 Research Dr., Stratford, Conn.	\$705,000	8,750 s/f	commercial	sale
National Office Partners, LP	Hines Interests	Interpublic Group of Companies	Cushman & Wakefield	800 Conn. Ave., Norwalk, Conn.	—	110,000 s/f	office	lease
Townline Industrial Building, LLP	Tower Realty Corp.	United Alarm, Sproviero Asset Mgmt., Warwick Insurance, Profro Realty, Nu-Wave Palmer, Diamond Invts.	—	1087 Federal Rd., Brookfield, Conn.	\$2.403 million	30,418 s/f	commercial/ office	sale
Fairhaven Investors	CB Richard Ellis	Associated Community Brokers	Vidal/Wettenstein	2150 Post Rd., Fairfield, Conn.	—	3,300 s/f	office	lease
Eastport Real Estate Services	Eastport Real Estate Services	Kindercare Learning Centers, Inc.	—	Newburyport, Mass. Ashland, Mass.	\$1.925 million \$2.125 million	10,000 s/f 10,000 s/f	commercial	sale
Eastport Real Estate Services	Eastport Real Estate Services	Paliba Realty Trust	Investment Property Specialists	Shrewsbury, Mass.	\$2.2 million	10,000 s/f	commercial	sale
Taurus Development	Meredith & Grew	Taylor Ganson & Perrin LLP	Hunneman Comm'l.	160 Federal St., Boston	—	12,200 s/f	office	lease
Capstone 75 Campanelli Drive, LLC	Cushman & Wakefield	Office Max	—	75 Campanelli Pwy., Stoughton, Mass.	—	65,000 s/f	commercial	lease
—	Cushman & Wakefield	Herb Chambers Cos.	—	Rte. One, Sharon, Mass.	\$2.3 million	13 acres	commercial	sale
—	Calcagni Commercial Real Estate	Cyclone Home Systems, Inc.	Sentry Real Estate	124 White Oak Dr., Berlin, Conn.	\$975,000	18,000 s/f	mixed use	sale
Knerts Property Management, Inc.	Exit Realty Assoc. Boston	Stingray Body Art & More	Exit Realty Assoc.	384-86 Cambridge St., Allston, Mass.	—	2,200 s/f	retail	lease
75 Third Ave., L.P.	Nelson Companies	Placement Pros	Meredith & Grew	75 Third Ave., Waltham, Mass.	—	1,600 s/f	office	lease
The Kempner Corp.	Kane Co.	Main Moon	Kane Co.	Lilac Mall, Rochester, N.H.	—	5,800 s/f	retail	lease
GMD Arlington St. Realty Trust	United Multifamily R.E. Services	Lawrence Roper	—	179-87 Arlington St., Lawrence, Mass.	\$900,000	15 units	residential	sale
—	CB Richard Ellis/ The Boulos Co.	Taylor McCormack & Frame, LLC	CBRE/Boulos	4 Milk St., Portland, Me.	—	1,995 s/f	office	lease
—	Paragon Commercial Real Estate	Cingular Wireless	CBRE/Boulos	400 Southborough Dr., South Portland, Me.	—	3,868 s/f	office	lease
—	CBRE/Boulos	Amvest Capital	—	Atlantic Place, So. Portland, Me.	—	—	office	lease
—	The Dunham Group	Drouin Dance Center, LLC	CBRE/Boulos	Dana Warp Mill, Westbrook, Me.	—	2,400 s/f	retail	lease
—	New England Retail Properties	Beneficial-Maine, Inc.	CBRE/Boulos	Auburn Plaza, Auburn, Me.	—	1,500 s/f	retail	lease
—	CBRE/Boulos	Quiznos	Malone Commercial Brokers	Rte. One, Yarmouth, Me.	—	1,300 s/f	retail	lease
—	CBRE/Boulos	Dollar Tree	WRE Realty & Strategic Retail	Mallside Shopping Center, So. Portland, Me.	—	15,000v s/f	retail	lease

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3M Realty Trust	Atlantic Commercial	Toy State Marketing	R.W. Holmes Realty	110 Kerry Place, Norwood, Mass.	—	5,600 s/f	office	lease
—	McLaughry Commercial	American Carpet Co.	—	Archertown Business Center, Oxford, N.H.	—	3,000 s/	commercial	lease
Soley Warf, LLC	Malone Commercial Brokers	Live to Eat, LLC	—	100 Commercial St., Portland, Me.	—	5,404 s/f	retail	lease
844 Stevens Ave. Associates	Malone Commercial	4 Friends	—	844 Stevens Ave., Portland, Me.	—	1,800 s/f	office	lease
643 Main St., LLC	Malone Commercial	Stonecraft Concrete Counterparts	Dunham Group	643 Main St., Gorham, Me.	—	4,000 s/f	commercial	lease
Hannaford Bros. Co.	Malone Commercial	Quiznos Subs	CB Richard Ellis/ Boulos Co.	756 Rte. 1, Yarmouth, Me.	—	1,300 s/f	retail	lease
Stonecast Properties, LLC	Malone Commercial	Curves	—	187 Main St., Farmington, Me.	—	1,865 s/f	retail	lease
Granite Face, LP	Malone Commercial	Mainstreet Studio & Gallery	Ingalls Commercial	215 Commercial St., Portland, Me.	—	1,979 s/f	retail	lease
Mary Ann Brown	Malone Commercial	Cooper Properties	Dunham Group	45 Danforth St., Portland, Me.	\$260,000	5,166 s/f	—	sale
Pepperell-Common,	Malone Commercial	Portland Gold Corp.	Ingalls Commercial	152 Rte. 1, Scarborough, Me.	—	3,600 s/f	retail	lease
225 Commercial St., Inc.	Malone Commercial	Portland Opera Repertory Theater	Commercial Properties	225 Commercial St., Portland, Me.	—	426 s/f	office	lease
2400 Lafayette Rd., LLC	Dave Baxter Real Estate	Federal Savings Bank	Grubb & Ellis/ Coldstream	Lafayette Rd., Portsmouth, N.H.	\$1.25 million	—	commercial	sale
Malden Broadway Apartments, LLC	CB Richard Ellis/Whittier Partners	SAF Cliffside Commons, LLC	—	Cliffside Commons, Malden, Mass.	\$55.4 million	295 units	residential	sale
Cummings Properties	Cummings Properties	My Healthy Fit (Venn Capital)	Heritage Corp.	6 Cummings Park, Woburn, Mass.	—	5,000 s/f	commercial	lease
Rizz Creative Trust	Sea Watch Realty	Steve Cahill	—	8 Otis Park Dr., Bourne, Mass.	\$360,000	4,700 s/f	commercial	sale
—	Sea Watch Realty	Bill Franey	—	Nicolettas Way, Mashpee, Mass.	\$165,000	1,560 s/f	commercial	sale
Boston Properties	Meredith & Grew	Cooke, Clancy & Gruenthal	Thompson, Doyle, Hennessey & Stevens	265 Franklin St., Boston	—	5,138 s/f	office	lease
Lenox, Inc.	CB Richard Ellis	Orior Retail Services & Fixtures Co.	MG Commercial	270 Jenikes Hill Rd., Smithfield, R.I.	\$3.95 million	153,000 s/f	commercial	sale
Orior Retail Services	MG Commercial	CDS, Inc.	Atlantic Commercial	8 Court Rd., Lincoln, R.I.	\$1.56 million	60,000 s/f	commercial	sale
S & S Realty Trust	Rodman Real Estate	Ashton Millbrook, LLC	—	100 Ashton St., Pawtucket, R.I.	\$975,000	25,200 s/f	commercial	sale
Green Brothers, Inc.	Rodman Real Estate	John Kennedy III (Kennedy Cos.)	—	213 Valley St., East Providence, R.I.	\$700,000	27,200 s/f	commercial	sale
Paradigm Realty, LLC	Peter Scotti & Assoc.	Pontiac Crossings II, LLC	CB Richard Ellis	40 Sharpe Dr., Cranston, R.I.	\$1.8 million	30,000 s/f	commercial	sale
Turex Industries	CB Richard Ellis	Bellini & Bellini	—	770 Douglas Pike, Burrillville, R.I.	\$412,000	55,000 s/f	commercial	sale
Packaging Concepts, Ltd.	CB Richard Ellis	Stanley Glick	—	One Industrial Dr., Smithfield, R.I.	\$750,000	43,000 s/f	commercial	sale
Phoenix Industries	CB Richard Ellis	Robert Faxia	—	1265 Chopmist Hill Rd., No. Scituate, R.I.	\$300,000	5,460	commercial	sale
Ronald & Kathleen LoParto	Butler Business Realty	Cynthia Le	—	2418-2430 West Shore Rd., Warwick, R.I.	\$812,500	38,817 s/f	retail	sale
Thomas McKeever	—	Omni Capital Partners, LLC and Horizon Group, LLC	Butler Business Realty	2756 Post Rd., Warwick, R.I.	\$1.275 million	2.42 acres	retail	sale
Estate of Karl Robinson	Coldwell Banker Comm'l.	Adebo Fafiyebi	Ceceri & Assoc. Real Estate	204-08 Broad St., Providence, R.I.	\$355,000	6,000 s/f	residential	sale
Beaver River Golf Club	Clubhouse Capital Real Estate Advisors	—	—	Richmond, R.I.	\$4.5 million	18 holes	commercial	sale
Kenton, Inc.	Rodman Real Estate	Esquire Properties, LLC	—	303 Jefferson Blvd., Warwick, R.I.	\$1.45 million	10,836 s/f	office	sale

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"Chick" Property Rutledge Real Estate	McCall & Almy and	Hebrew Senior Life	— Needham, Mass.	Rte. 135 off Rte. 128 Dedham/	\$19.925 million	162 acres	residential	sale
(Cappelli Ent.) D & L Andover Property, LLC	CB Richard Ellis/ New York	Hampshire Partners Fund VI (6)	—	—	\$18.5 million	248,350 s/f	commercial	sale
Niantic Hospitality	Optimum Hotel Brokerage	Phagya Laxmi, LLC	—	I-95 exit Niantic, Conn.	\$3.5 million	93 units	residential	sale
Cummings Properties	Cummings Properties	Manganaro Northeast	Nordblom Co.	52 Cummings Park, Woburn	—	11,117 s/f	commercial	lease
The Grossman Cos.	The Grossman Cos.	I-Tech Solutions, Inc.	Grossman Cos.	150 Grossman Dr., Quincy, Mass.	—	1,200 s/f	commercial	lease
Progressive Realty	Phil Burgess	MT Realty	C-21 Citywide	114 Wyllis Av., Everett, Mass.	\$2.2 million	38,904 s/f	residential	sale
KBS Realty	RBJ & Partners	Azimuth Systems	T3 Realty Advisors	31 Nagog Park, Acton, Mass.	—	13,000 s/f	office	lease
KBS Realty	RBJ & Partners	Sentito Networks	T3 Realty Advisors	43 Nagog Park, Acton, Mass.	—	13,100 s/f	office	lease
KBS Realty	RBJ & Partners	Tatara Systems	T3 Realty Advisors	100 Nagog Park, Acton, Mass.	—	11,526 s/f	office	lease
KBS Realty	RBJ & Partners	Virtual Iron Softward	The Staubach Co.	43 Nagog Park, Acton, Mass.	—	10,188 s/f	office	lease
KPL Properties	The Conrad Group	Russ MacPherson	Conrad Group	300 Congress St., Quincy, Mass.	\$1.5 million	14,500 s/f	office	sale
Cross Harbor Capital Partners, LLC	Richards Barry Joyce & Partners	Performance Plus	Meredith & Grew	111 Speen St., Framington, Mass.	—	5,062 s/f	—	lease
65 Pavilion LLC	MG Commercial	Ryla Teleservices	Rhode Island Economic Dev. Corp.	65 Pavilion Ave., Providence R.I.	—	10,000 s/f	office	lease
Curtis Packaging	Coldwell Banker Comm'l. Scalzo Group	E & R Commercial	—	Curtis Corporate Park, Newtown, Conn.	\$374,400	22,000 s/f	commercial	sale
Curtis Packaging	Coldwell Banker Comm'l. Scalzo Group	Environmental Energy Services	—	Curtis Corporate Park, Newtown, Conn.	\$212,500	1 acre	office	sale
Curtis Packaging	Coldwell Banker Comm'l. Scalzo Group	American Stairs	—	Curtis Corporate Park, Newtown, Conn.	\$210,000	1 acre	office/ commercial	sale
ZX 850 Westview, LLC	Calcagni Commercial Real Estate	Resource Options	Keller Williams Realty	850 No. Main St., Wallingford, Conn.	—	1,678 s/f	office	lease
ZX 850 Westview, LLC	Calcagni Commercial Real Estate	Quinnipiac Physical Therapy & Sports Medicine	New England Main Line, R.E.	850 No. Main St., Wallingford, Conn.	—	1,635 s/f	office	lease
Peddler's Trust	Calcagni Commercial Real Estate	Preferred Billing Assoc.	—	850 No. Main St., Wallingford, Conn.	—	1,005 s/f	office	lease
Peddler's Trust	Calcagni Commercial Real Estate	Howard Fisher	—	850 No. Main St., Wallingford,	—	2,238 s/f	office	lease
WP Realty	CB RE Northeast	Lexham E. Hartford, LLC	—	Charter Oak Mall, E. Hartford, Ckonn.	\$21.1 million	225,438 s/f	retail	sale
DeMatteo Management	CB RE Northeast	New Plan and J.P. Morgan Joint Venture	—	New London Mall, New London, Conn.	\$41.675 million	268-411 s/f	retail	sale
Bercrose Associates	CB RE Northeast	Amcap LLC	—	Copaco Center, Bloomfield, Conn.	\$40.35 million	416,619 s/f	retail	sale
Newton Bayard LP	Spaulding & Slye Colliers	Taurus New England	—	Shaw's Shopping Ctr., Rte. 125, Plaistow, N.H.	\$15.3 million	153,000 s/f	retail	sale
Kings Highway Realty Trust	The Kane Co.	Thanasi, Inc.	Thanasi, Inc.	Rte. 101, Stratham, N.H.	—	3,000 s/f	retail	lease
Circuit City	—	Pinnacle Companies	Pinnacle Companies	Plymouth, Mass.	\$1.8 million	33,000 s/f	retail	sale
Sports Authority	—	Pinnacle Companies	Pinnacle Companies	Milford, Mass.	\$1.4 million	47,000 s/f	retail	sale
Super Stop & Shop	—	Pinnacle Companies	Pinnacle Companies	Dedham, Mass.	\$10.3 million	75,000 s/f	retail	sale
Super Stop & Shop	—	Pinnacle Companies	Pinnacle Companies	Manchester, N.H.	\$5.3 million	65,00 s/f	retail	sale
Super Stop & Shop	—	Pinnacle Companies	Pinnacle Companies	Milford, N.H.	\$5.1 million	65,000 s/f	retail	sale
Abington Crossing	—	Pinnacle Companies	Pinnacle Companies	Abington, Mass.	\$600,000	—	retail	sale
Bear Rock Café	—	Pinnacle Companies	Pinnacle Companies	Reading, Mass.	\$428,000	4,000 s/f	retail	sale
The Paper Store	—	Pinnacle Companies	Pinnacle Companies	Reading, Mass.	\$250,000	9,500 s/f	retail	sale

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Office Depot	—	Pinnacle Companies	Pinnacle Companies	Nanuet, N.Y.	\$550,000	22,000 s/f	retail	sale
Super Stop & Shop	—	Pinnacle Companies	Pinnacle Companies	Groton, Conn.	\$6 million	—	retail	sale
Super Stop & Shop	—	Pinnacle Companies	Pinnacle Companies	Worcester, Mass.	\$2.8 million	—	retail	sale
Crossing at Walkers	—	Pinnacle Companies	Pinnacle Companies	Reading, Mass.	\$5.2 million	80,000 s/f	retail	sale
National Realty & Development Corp.	National Realty & Development Corp.	Target	—	Hawley Lane, Trumbull, Conn.	—	125,000 s/f	retail	lease
Carpionato Properties	Carpionato Properties	Bed Bath & Beyond	—	Market Place, No. Attleboro, Mass.	—	32,000 s/f	retail	lease
Shrewsbury Central Park Assoc., LLC	Kelleher & Sadowsky	Apple Spice Junction	K & S	810 Boston Tpke., Shrewsbury, Mass.	—	4,250 s/f	retail	lease
695 Atlantic Ave. Co., LLC	Urban Retail Properties	Boston Sports Club (TSI South Station, Inc.)	Hunneman Commercial	695 Atlantic Ave., Boston	—	24,0009 s/f	commercial	lease
A-1 Self-Storage	Self-Storage Consultants	U-Store-It	Nicholas Malagisi	Stamford, Old Saybrook, Bristol, Conn.	\$21.7 million	214,900 s/f	commercial	sale
—	Boulos Co.	Tailor, McCormack & Frame, LLC	Boulos Co.	4 Milk St., Portland, Me.	—	1,995 s/f	office	lease
—	Paragon Commercial R.E.	Cingular Wireless	Boulos Co.	400 Southborough Dr., So. Portland, Me.	—	3,868	office	lease
—	Boulos Co.	Amvest Capital	—	Atlantic Place, So. Portland, Me.	—	—	office	lease
Dana Warp Mill	The Dunham Group	Provin Dance Center, LLC	Boulos Co.	Westbrook, Me.	—	2,400 s/f	retail	lease
—	New England Retail	Beneficial Maine Inc.	Boulos Co.	Auburn Plaza, Auburn, Me.	—	1,500 s/f	retail	lease
—	Boulos Co.	Quiznos	Malone Commercial Brokers	Rte. 1, Yarmouth, Me.	—	1,300 s/f	retail	lease
Fareri Associates	—	Christopher Peacock Cabinetry	Allied Property Group	2 Deerfield Dr., Greenwich, Conn.	—	4,362 s/f	retail	lease
—	Boulos Co.	Dollar Tree	WRE Realty and Strategic Retail Advisors	Mallside S.C., So. Portland, Me.	—	15,000 s/f	retail	lease
Monaco Properties	Chozick Realty	Broad Brook Center Shops	Chozick Realty	110 & 112 Main St., Broad Brook, Conn.	—	23,000 s/f	mixed-use	sale
Knerts Property Mgmt.,	Exit Realty Associates	Stingray Creations Body Art & More	Exit Realty Assoc.	384-86 Cambridge St., Allston, Mass.	—	2,200 s/f	retail	lease
Paul Rosen Family	—	Elm Street Partners, LLC	—	521-47 Boston Post Rd., Orange, Conn.	\$5 million	38,000 s/f	retail	sale
—	—	Galaxy Development	—	Rte. 372 at Rte. 3	—	3 acres	retail	sale
Falconi Co.	Paramount Ptrs., LLC	Fox Run Equipment	—	15 Columbia Rd., Pembroke, Mass.	—	4,007 s/f	retail	lease
Ronald Marsilio	HK Group	Fraioli Realty	HK Group	181-85 Main St., Westport, Conn.	\$7 million	14,850 s/f	retail	sale
SSR Realty	Summit Development	Estate of Dolorita Wallace	Delmhorst & Sheehan	145 Main St., Westport, Conn.	\$9.4 million	11,369 s/f	retail	sale
Oak St. Plaza, LLC	Hunneman Commercial	GBI Partnership	—	170-90 Oak St., Brockton, Mass.	\$4 million	43,842 s/f	retail	sale
Luc Charpentier/ Daniel Webster Plaza,	—	Linear Retail Properties	—	Daniel Webster Highway, Nashua, N.H.	\$13.85 million	82,000 s/f	retail	sale
Book Haven	Levey Miller Maretz	Labyrinth Books	—	New Haven, Conn.	—	—	retail	sale
PTB, LLC	H. Pearce Co. R.E.	Buo-Dinh Nguyen	Century-21	284 East Main St., Branford, Conn.	\$285,000	1,428 s/f	retail	sale
Quattro Properties (Steel Equities)	Sholom & Zuckerbrot	Frito-Lay (Pepsico)	Frito-Lay (Pepsico)	222 Morgan Ave., Brooklyn, N.Y.	\$8.7 million	182,000 s/f	commercial	sale
Ronald LoParto	Butler Business Realty	Cynthia Le	—	2418-30 West Shore Rd., Warwick, R.I.	\$812,500	38,817 s/f	retail	sale
Thomas McKeever	Butler Business Realty	Omni Capital Ptrs., LLC & Horizon Group	Butler Business Realty	2756 Post Rd., Warwick, R.I.	\$1.275 million	27,548 s/f	retail	sale
King Hwy. Realty Trust	The Kane Co.	Thanasi, Inc. (Mama	The Kane Co.	Rte. 101, Stratham, N.H.	—	3,000 s/f	retail	lease

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Seller/ Lessor	Rep. Seller	Buyer/ Lessee	Rep. of Buyer	Address	Sales Price	Size	Property Type	Sale/ Lease
Thomas Cardillo, Rhonda Stanzione & Linda Ann Fillipont	Albert Scaralia Realtors	Lena's Pizzeria Amerada Hess	—	1783-89 Plainfield Pike, Johnston, R.I.	\$1.149 million	51,900 s/f	retail	lease
Soley Warf, LLC	Malone Comm'l. Brokers	Live To Eat, LLC	—	100 Commercial St., Portland, Me.	—	5,404 s/f	retail	lease
844 Stevens Ave. Associates	Malone Comm'l. Brokers	4 Friends	—	844 Stevens Ave., Portland, Me.	—	1,800 s/f	office	lease
643 Main St., LLC	Malone Commercial	Stonecraft Concrete Counterparts	The Dunham Group	643 Main St., Gorham, Me.	—	4,000 s/f	commercial	lease
Hannaford Bros. Co.	Malone Commercial	Q Ink, LLC (Quiznos Subs)	CB Richard Ellis/ Boulos Co.	756 U.S. Rte. 1, Yarmouth, Me.	—	1,300 s/f	retail	lease
Stonecoast Properties, LLC	Malone Commercial	Curves	—	187 Main St., Farmington, Me.	—	1,865 s/f	retail	lease
Granite Pace, LP	Malone Commercial	Main Street Studio & Gallery	Ingalls Commercial	215 Commercial St., Portland, Me.	—	1,979 s/f	retail	lease
Mary Ann Brown	Malone Commercial	Cooper Properties,	The Dunham Group	45 Danforth St.	\$260,000	5,166 s/f	office	sale
Pepperell-Common LLC	Malone Commercial	Portland Gold Corp.	Ingalls Commercial	152 U.S. Rte. 1, Scarborough, Me.	—	3,600 s/f	retail	lease
225 Commercial St., Inc.	Malone Commercial	Portland Opera Repertory Theatre	Commercial Properties	225 Commercial St., Portland, Me.	—	426 s/f	office	lease
Barry Barsoumian	H. Pearce Comm'l. R.E.	Michael Mignone	H. Pearce	530 Orange Ave., No. Haven, Conn.	\$407,000	7 apartments	residential	sale
Mt. Royal Associates	Hunneman Commercial & Haynes Mgmt.	Kidde PLC	Trammell Crow Co.	Mt. Royal Office Park, Marlborough, Mass.	—	7,436 s/f	office	lease
Mt. Royal Associates	Hunneman Commercial & Haynes Mgmt.	Aspen Systems, Inc.	Cushman & Wakefield	Mt. Royal Office Park, Marlborough, Mass.	—	1,975 s/f	office	lease
Mt. Royal Associates	Hunneman Commercial & Haynes Mgmt.	Kudos Information, Inc.	R.W. Holmes Realty	Mt. Royal Office Park, Marlborough, Mass.	—	2,650	office	lease
Mt. Royal Associates	Hunneman Commercial & Haynes Mgmt.	Flomerics, Inc.	Mohr Partners	Mt. Royal Office Park, Marlborough, Mass.	—	6,820 s/f	office	lease
Mt. Royal Associates	Hunneman Commercial & Haynes Mgmt.	Camiant, Inc.	T3 Realty	Mt. Royal Office Park, Marlborough, Mass.	—	8,658 s/f	office	lease
Mt. Royal Associates	Hunneman Commercial & Haynes Mgmt.	Boston Mutual Life Ins.	R.W. Holmes Realty	Mt. Royal Office Park, Marlborough, Mass.	—	2,483 s/f	office	lease
Boylston 399, LP	Trammell Crow	Zantas DS, Inc.	Cushman-Wakefield, Boston	399 Boylston St., Boston, Mass.	—	10,715 s/f	office	lease
Beacon Industries, Inc.	Calcagni Comm'l. R.E.	Roca Mora Acquisitions	—	24 Leggett St., E. Hartford, Conn.	\$990,000	50,000 s/f	residential	sale
Aurora Properties, LLC	Angel Commercial	R.C. Bigelow	Coldwell Banker Comm'l. NRT, Inc.	215 Mountain Grove St., Bridgeport, Conn.	\$975,000	13,350 s/f	commercial	sale
Latium Mgmt. Corp.	The Kane Co.	Lupoli Family (Brick Oven Xpress)	Lupoli Family (Brick Oven Xpress)	New Zealand Rd., Seabrook, N.H.	—	3,200 s/f	retail	lease
Mario Oliveira	United Multi Family R.E.	Edwin Pacheco	Edwin Pacheco	338-40 North St., (New Bedford, & Nye St.)	\$625,000	12 apartments	residential	sale
Boston Wharf Co.	Thompson Doyle	Elkus Manfredi Architects, Ltd.	CB Richard Ellis/ Whittier Partners	300 A St., So. Boston, Mass.	—	39,000 s/f	office	lease
Tedeschi Food Shops	Tedeschi Food Shops	Dunkin' Donuts	Dunkin' Donuts	951 Brook Ave. and 450 Ashley Blvd., New Bedford, Mass.	—	—	retail	lease

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Office Depot	—	Pinnacle Companies	Pinnacle Companies	Nanuet, N.Y.	\$550,000	22,000 s/f	retail	sale	4B
Super Stop & Shop S	—	Pinnacle Companies	Pinnacle Companies	Groton, Conn.	\$6 million	—	retail	sale	4B