

MONTHLY SALES AND LEASE REPORT

August 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
Agawan Silver, LLC	Development Associates	Olympic Mfg. Group	—	604 Silver St., Agawam, Mass.	—	25,000 s/f	commercial	lease
99 Lawrence St. Realty Trust	United Multi Family R.E. Services	Lawrence Palmer, LLC	—	99-105 Lawrence St., Palmer, Mass.	\$1.45 million	24 apartments	residential	sale
Bruce Flint	O'Brien Commercial Properties, Inc.	525 Main St., LLC	—	525 Main St., Acton, Mass.	\$990,000	12,000 s/f	commercial/ office	sale
Newton Wellesley Executive Office Park LLC	The Nelson Companies	Attorneys Title Service	Nelson Companies	62 Walnut St., Wellesley, Mass.	—	3,505 s/f	office	lease
Waters-Sudbury Realty Trust & Waters/Wayland Realty Trust	Phoenix Commercial R.E.	AdTech Systems	—	522 Boston Post Rd., Sudbury, Mass.	—	9,045 s/f	office	lease
Great Point Investors, Boston	Cushman & Wakefield	Stop & Shop Supermarket Co.	—	15-45 Dan Rd., Canton, Mass.	—	49,251 s/f	retail	lease
SSR Realty Advisors	Cushman & Wakefield	Oasis Development	Wight & Co.	100 Franklin St., Boston	\$19.5 million	117,630 s/f	office	sale
Campanelli Companies	—	Beacon Partners, Inc.	Spaulding & Slye Colliers	Weymouth Woods Corporate Center	—	6,281 s/f	office	lease
Opta Foods Ingredients	Trammell Crow Co.	Toxikon Corp.	—	35 Wiggins Ave., Bedford, Mass.	\$4.85 million	45,000 s/f	commercial	sale
Vernco Ideal Realty Trust	The Drumun Group	58 Pulaski LLC	Goldberg Real Estate	58 Pulaski St., Peabody, Mass.	\$2.65 million	215,000 s/f	commercial	sale
—	—	Valley Design, Inc.	O'Brien Commercial Properties	2 Shaker Rd., Shirley, Mass.	—	13,900 s/f	office	lease
38 Chauncy St., LLC	Trammell Crow Co.	Stull & Lee	Equis Corp.	38 Chauncy St., Boston	—	7,063 s/f	office	lease
The Evangelistic Assn. dba Vision New England	Hughes Properties, Inc.	Batstone, LLC	O'Brien Commercial Services	468 Great Pond, Acton, Mass.	\$1.5 million	14,845 s/f	office	sale
Fairview Nominee Trust	The Kane Co.	United Rentals, Inc.	USI R.E. Brokerage Services	6 Merrill Dr., Hampton, N.H.	—	3,705 s/f	office	lease
	The Kane Co.	Wilber's Family Dining	Oyster River R.E.	881 Lafayette Rd., Hampton, N.H.	—	—	—	—
Bare Cove Realty Trust	The Conrad Group	Suffolk Advisors	The Conrad Group	Bare Cove Office Park, Derby St. & Recreation Park Dr., Hingham, Mass.	\$8.625 million	84,000 s/f	office	sale
99 Lawrence St. Realty Trust	United Multi Family R.E. Services	Lawrence Palmer LLC	Lawrence Palmer LLC	99-05 Lawrence St., Palmer, Mass.	\$1.45 million	24 apartments	residential	sale
Partners Home Care	Hunneman Commercial	World Realty & Development	Prudential Edna Krantz R.E.	—	\$1.3 million	1 acre	residential	sale
40 Hayes Memorial Dr., LLC	Parsons Commercial Group	Apahouser, Inc.	Parsons Commercial Group	40 Hayes Memorial Dr., Marlborough, Mass.	—	20,200 s/f	commercial	lease
—	—	Cisco Systems, Inc.	Everest Partners, LLC	124 Grove St., Franklin, Mass.	—	20,000 s/f	office	lease
—	Richards, Barry, Joyce & Partners	Tri Tek Solutions, Inc.	Equis Corp.	One Washington Pl., Boston	—	4,037 s/f	office	lease
National Development	Kerry Olson	Cambridge Applied Systems, Inc.	Cresa Partners	10 President's Landing, Bedford, Mass.	—	10,670 s/f	office	lease
Eisai Research Inst.	Thompson, Doyle, Hennessey & Stevens	Brown & Caldwell	Cushman & Wakefield	1 Corporate Dr., Andover, Mass.	—	7,316 s/f	office	lease
J&S Realty Trust	CBRE/Whittier Partners	Fedex Ground Package Systems	Fisener & Company	1020 W. Chestnut St., Brockton, Mass.	—	41,000 s/f	commercial	lease
Photometrics Realty Trust	Hughes Properties	Gustafson Const., Inc.	McDonald R.E. Ventures	4 Arrow Dr., Woburn, Mass.	—	4,668 s/f	office	lease
Oasis Realty, LLC	Phoenix Commercial	J. St. Andre Remax Realty Assoc. Wellesley Hills Group	Gordon R.E. Phoenix Commercial	600 Worcester Rd., Framingham, Mass.	—	6,425 s/f	office	lease
Shorenstein Realty Services	Grubb & Ellis	Lion Bridge Technologies, Inc.	Grubb & Ellis	1050 Winter St., Waltham, Mass.	—	27,478 s/f	office	lease
North East Data Processing	Stubblebine Co.	Merrimack Education	—	80 Brick Kiln Rd., Chelmsford, Mass.	\$725,000	7,500 s/f	office	sale

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—	—	Radi Medical Systems	Thompson Doyle Hennessey & Stevens	200 Research Dr., Wilmington, Mass.	—	15,195 s/f	office	lease
Warner/Electra/ Atlantic Inc.	Cushman & Wakefield	Way Systems, Inc.	Meredith & Grew	200 Unicorn Park Dr., Woburn, Mass.	—	5,721 s/f	office	lease
Bomak Corp.	Stubblebine & Co.	Service Master	Carbone R.E.	6 Jefferson Ave., Woburn, Mass.	\$645,000	8,000 s/f	commercial	sale
P & LL, Inc.	Sea Watch Realty	Cape Cod Health Care, Inc.	— —	25 Communications Way, Hyannis, Mass.	—	30,000 s/f	office	lease
Muise Realty Trust	R.W. Holmes Realty	Redco Realty	R.W. Holmes Realty	Rte. 62, Hudson, Mass.	\$1.145 million	11,500 s/f	retail	sale
Boston Wharf Co.	Thompson Doyle Hennessey & Stevens	Circles	Trammell Crow Co.	300 "A" St., South Boston, Mass.	—	22,885 s/f	office	lease
Omni-Park, LLC	Olympus Group, Real Estate	Park Place Properties, LLC	—	935 Park Ave., Cranston, R.I.	\$3.125 million	23,000 s/f	office/retail	sale
—	Peter M. Scotti & Associates	F.W. Webb	MG Commercial	101 Jefferson Blvd., Warwick, R.I.	\$1.65 million	50,000 s/f	commercial	sale
Suro Realty Inc.	Rodman Real Estate	Minnesota Realty, Inc.	Rodman Real Estate	50 Minnesota Ave., Warwick, R.I.	\$750,000	16,000 s/f 52,500 s/f	commercial	sale
—	Pearson Realty	Pure Platinum	NAI MG Commercial Real Estate	44 Albion Rd., Lincoln, R.I.	\$600,000	18,000 s/f	commercial	sale
F.T.F. Partnership LTD.	United Multi Family Real Estate Services	SVS Realty, LLC	—	50-54 Exchange St., Pawtucket, R.I.	\$450,000	11 apartments	residential	sale
Rocco and Rosalba Lombardi	Albert Realtors	Aneluca Associates	—	1599 Post Rd., Warwick, R.I.	\$260,000	—	commercial	sale
Dimeo Properties	—	6 Tech Corp.	Paramount Properties	475 Kilvert St., Warwick, R.I.	,	33,566 s/f	office	lease
ESB Realty, LLC	—	R.I. Portable Storage, LLC	CB Richard Ellis	275 W., Natick Rd., Warwick, R.I.	—	16,500 s/f	commercial	lease
Coastal Realty Trust	—	Fottler Rd. Realty Trust	Daniel J. Flynn & Co.	21 Fottler Rd., Hingham, Mass.	\$650,000	6,000 s/f	office	sale
Invesco	Lincoln Property Co.	Cataland Bros.	Burgess Properties	245 University Ave., Westwood, Mass.				
One Grove, LLC (Naggiore Cos.)	Hughes Properties, Inc.	Greenstreak, Inc.	Parsons Commercial Group	165 Grove St., Franklin, Mass.	—	6,949 s/f	office	lease
ADD Inc (sublandlord)	Bulfinch Companies	SBI Group (Razor Fish), Inc.	Thompson Doyle Hennessey & Stevens and GVA Williams (New York)	210 Broadway, Cambridge, Mass.	—	5,623 s/f	office	lease
48 Junction Park Drive Trust (Hurley Assoc.)	R.W. Holmes Realty Co.	The Westford Group	—	48 Junction Square Dr., Concord, Mass.	\$595,000	3,000 s/f	office	sale
Heirs of Emelinda Araujo	Phoenix Commercial Real Estate	Robert & Kristine Coloia	— —	18, 22-24 and 36-38 Beaver Ct., Framingham, Mass.	\$865,000	multifamily apartments	residential	sale
17-29 Hall St., LLC	Fini, Oster-Kamp & Riley	Concord Gateway Ptrs., LLC (Boston)	Goodnow Assoc.	Gateway Center, Concord, N.H.	\$4.3 million	58,000 s/f	office	sale
Leo & Mary Beaulier May's Florist	Shea and DeCruz	Don & Trudy Bolsvert, Christopher Caron Fixtures, Inc.	—	100 North Broadway, Salem, N.H. (Rte. 28)	\$1.1 million	9,726 s/f	retail	sale
Measured Progress	Grubb & Ellis/Coldstream R.E. Advisors	Measured progress	The Kane Company	400 Sixth St., Dover, N.H.	—	9,726 s/f	office	lease
Albano Realty Trust	Grubb & Ellis Coldstream	Wells Fargo Financial and MVP Health Care	—	1 Club Acre Lane, Bedford, N.H.	—	3,200 s/f	retail	lease
—	Tinkham Realty, Inc.	Bridget-Haley Designs and No-Icing Sports	—	Hudson Village Shops, 290 Derry Rd., Hudson, N.H.	—	3,200 s/f	retail	lease
BSA Mgmt., Inc.	J.L. Davis Realty	LMR, Inc. (Fior Bridal)	—	18 & 22 Main St., Essex Jct., Vt.	—	2,785 s/f	retail	lease
Miele Properties	Boulos Companies	After School Special & Lollipop	—	18 Patrick Way, Westbrook, Me.	—	6,200 s/f	commercial	lease
Key Bank	CBRE/The Boulos Co.	—	Infalls Commercial Brokerage	Scarborough Industrial Park	—	8.6 acres	commercial	sale

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Trans Lux	M.F. DiScala & Co.	Joan Schorsch (NYC)	S.C.A. Commercial	Richards Ave., Norwalk, Conn.	\$8.8 million	102,000	commercial/ office	sale
The Bronson Group	John Hastings, Inc.	Hull House Group, Inc.	John Hastings, Inc.	1960 Bronson Rd., Fairfield, Conn.	\$3.2 million	18,000 s/f	office	sale
—	—	JEC of Conn., LLC Interests	Bernard Mussman Associates	Myrtle & Washington Sts., New Britain, Conn.	\$1.75 million	30,000 s/f	retail	sale
Agfa NDT Inc.	Equis Consultants	Quality Heating & Plumbing	—	2321 Silver Sands Rd., East Haven, Conn.	—	35,568 s/f	commercial	sale
Spectrum Self Storage	Storage Realty Advisors	Local Partnership	Wilson Development of Conn., LLC	225-235 Boston Ave., Bridgeport, Conn.	\$1.35 million	26,715 s/f	commercial	sale
Best Photo, LLC	CB Commercial Scalzo Group	Webster Bank	Real Estate Advisors, Ltd.	83 Newtown Rd., Bethel, Conn.	—	8,000 s/f	office	lease
Quebecor World (USA)	—	The Richman Group	CB Richard Ellis	340 Pemberwick Rd., Greenwich, Conn.	—	18,621 s/f	office	lease
—	Tinkham Realty	B&D Land Devel't.	—	Rte. 102, Hudson, N.H.	\$175,000	24 acres	commercial	sale
—	C. Talanian Realty	—	C. Talanian Realty	275 Newbury St., Boston	\$5 million	10,000 s/f	commercial	sale
Pizzagalli Properties LLC	—	Fletcher Allen Health Care	David White & Associates	62 Tilley Dr., So. Burlington, Vt.	—	7,793 s/f	office	lease
Crossroads Properties LLC	Shea Commercial Specialty Shop	Paradiso Italiano —	—	354 No. Broadway, Salem, N.H.	—	3,000 s/f	retail	lease
SJC Holdings LLC	United Multi Family Real Estate Services	Jalleo, LLC	—	1309 St. James Ave., Springfield, Mass.	\$875,000	24 units	residential	sale
Development Realty Trust	Heritage Corp.	Paul Boucher (A New Leaf)	—	1038 Great Plain Ave., Needham, Mass.	—	1,100 s/f	retail	lease
Society of Jesus of New England (Jesuits)	Meredith & Grew	Harrison Commons LLC CRF Walsh & Co. & Kennedy Devel't.	—	761 Harrison Ave., Boston	\$11.821 million	80,000 s/f	residential	sale
Paradigm Properties	Spaulding & Slye Colliers	Career Connections Collaborative	Spaulding & Slye	711 Atlantic Ave., Boston	—	2,534 s/f	office	lease
L.B. Trust	Keliher Real Estate	Mayo Group	—	76-78 Kemble St., Boston	\$1.6 million	55,000 s/f	commercial	sale
Guaranty Bank	Cushman & Wakefield	Herb Chambers Co.	—	200 Inner Belt Rd., Somerville, Mass.	\$8.25 million	190,000 s/f	commercial	sale
J&S Realty Trust	CB Richard Ellis/ Whittier Partners	Fedex Ground Package Systems	Fischer & Company	1020 W. Chestnut St., Brockton	—	41,000 s/f	commercial	lease
Evangelistic Assn. of New England	Hughes Properties	Batstone, LLC	O'Brien Commercial Properties	468 Great Rd., Acton, Mass.	\$1.5 million	7,000 s/f	—	sale
Norwell Land Co. & Conn. Ave. Realty (Purdue Pharma)	CB Richard Ellis	Hall Investments, Ltd.	CB Richard Ellis	71, 75, 80, 100 Conn. Ave., Norwalk, Conn.	\$28 million	116,555 s/f	office	sale
777 Commerce Drive, LLC and 1375 Kings Hwy. East, LLC	—	Celestial Capital Group	—	777 Commerce Dr., 1375 Kings Hwy. East, Fairfield, Conn.	\$12 million	91,600 s/f	office	sale
Holcon, LLC	Conn. Commercial Realty	Taro, LLC & & Bedonia, LLC	Conn. Commercial Realty	Rte. 12, Groton, Conn.	\$2.575 million	28,000 s/f	retail	sale
Mina Hospitality Group, Inc.	Sperry Van Ness	HA Hospitality Group LLC	Sperry Van Ness	Travel American Truck Stop, exit 71 of I-84, Willington, Conn.	\$2.5 million	62 units	residential	sale
ZMG Realty LLC	Marcus & Millichap R.E. Investment Brokerage Co.	Oneco Ave. Apts., LLC	Marcus & Millichap R.E. Investment Brokerage Co.	151 Oneco Ave., New London, Conn.	\$1.475 million	—	residential	sale
Emilio and Maria Alderuccio	United Multi Family R.E. Services	Melanya Properties	United Multi Family R.E. Services	69 John St., Hartford, Conn.	\$543,000	24 apartments	residential	sale
—	Gould Agency	Sound Body Therapeutics Massage	Geenty Group	145 Dunham Rd., Madison, Conn.	\$84 per s/f	—	office	sale
G. Zurolo	Press, Cuozzo Commercial Services	New Eng. Wine & Spirits	Dow Realty	198 State St.,	\$335,280	6,020 s/f	retail	lease
RPM Ventures		Hangar Prosthetics	H. Pearce Co.	260 State St., North Haven, Conn.				

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Newton Wellesley Executive Office Park LLC	The Nelson Companies	Attorneys Title Service	Nelson Companies	62 Walnut St., Wellesley, Mass.	—	3,505 s/f	office	lease
Waters-Sudbury Realty Trust & Waters/Wayland Realty Trust	Phoenix Commercial R.E.	AdTech Systems	—	522 Boston Post Rd., Sudbury, Mass.	—	9,045 s/f	office	lease
Great Point Investors, Boston	Cushman & Wakefield	Stop & Shop Supermarket Co.	—	15-45 Dan Rd., Canton, Mass.	—	49,251 s/f	retail	lease
New Boston Fund	Hartford Investment Property Group	Davis Companies	Hartford Investment Property Group	628A Hebron Ave., Glastonbury, Conn.	\$5.3 million	50,119 s/f	office	sale
TEK Industries	Sentry Commercial R.E. Services, Inc.	Advance Mold/Vision Technical Molding	Sentry Commercial R.E. Services, Inc.	71 Utopia Rd., Manchester, Conn.	—	30,000 s/f	commercial	sale
Stonebridge At Ellington, LLC	Marcus & Millichap	Taymil Stonebridge, LLC	Marcus & Millichap	157 Pinney St., Ellington, Conn.	\$2.92 million	80 apartments	residential	sale
Winchester Prsp. Sound Enfield Group, LLC	Sentry Commercial and OR&L	Rockbestos Supremant Cable Bernie's Auto Video TV Appliance Co.	Sentry and OR&L	295 Ella Grasso Tpke., Windsor Locks, Conn. 1559 King St., Enfield, Conn.	—	132,000 s/f	commercial retail	lease