

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
Boulder Capital	Cushman & Wakefield	Children's Hospital of Boston	Cushman & Wakefield	Sterling Medical Ctr., Waltham, Mass.	\$52.5 million	406,000 s/f	commercial	sale
Craneview Investments, LLC (Nordic Props.)	CBRE/Whittier, Lincoln Props. Co., Trammell Crow Co.	445 Simarano Dr., Marlborough, LLC (Ram Management)	Hughes Properties	445 Simarano Dr., Marlborough, Mass.	\$6.6 million	174,950 s/f	commercial	sale
Eastport Real Estate	Eastport Real Estate	The Mishra Group	The Mishra Group	318 Bear Hill Rd., Waltham, Mass.	—	3,000 s/f	office	lease
Paul Revere Transportation, LLC	Cushman & Wakefield	Designers Choice, LLC	Boston Commercial Properties	80 Eastern Ave., Chelsea, Mass.	\$3.086 million	30,500 s/f	commercial	sale
Equity Office	Equity Office	Flagship Ventures Sungard Sct., Inc.	Cushman & Wakefield Meredith & Grew	One Memorial Dr.,	—	20,900 s/f 12,801 s/f	office	lease
Mac, Inc.	Omni Properties	Conant Brook Properties, LLC	O'Brien Commercial Properties & McLaughlin Inv.	530 Main St., Acton, Mass.	\$1.235 million	21,000 s/f	commercial	sale
Everest Partners, LLC	CB Richard Ellis	Northshore Int'l. Insurance Services	Mohr Partners	199 Rosewood Dr., Danvers, Mass.	—	12,500 s/f	office	lease
T.R. School St. Corp.	Lincoln Properties	Applied Geographics	Cresa Partners	10-24 School St., Boston	—	6,781 s/f	office	lease
Cornerstone R.E. Advisory Mass. Mutual	Spaulding & Slye	Boston Insurance Brokerage	Cresa Partners	24 Federal St., Boston	—	5,803 s/f	office	lease
Ceres Realty	Fairlane Properties	Fay Spofford	Cresa Partners	15 Broad St., Boston	—	4,311 s/f	office	lease
—	—	Imperial Capital Bank	Cresa Partners	4 Liberty Sq., Boston	—	3,309 s/f	office	lease
ING Clarion Partners	Mereith & Grew	Landmark Partners	Cresa Partners	One Federal St., Boston	—	3,251 s/f	office	lease
463, LLC	R.W. Holmes Realty	Sham, Tang & Tam, P.C. (5 Milage Dental Center)	Phoenix Commercial	463 Worcester Rd., Framingham, Mass.	—	3,252 s/f	office	lease
Orin's Citgo	—	Colonial Plaza Realty Trust (Greener Pastures, Inc.)	McLaughry Comm'l.	Rte. 12A at Rte. I-89, West Lebanon, N.H.	\$1.5 million	1.5 acres	retail	sale
Herbert Prakelt	J.L. Davis Realty	C.D. Cairns Real Estate	—	323 Industrial Ave., Williston, Vt.	\$500,000	7,200 s/f	commercial	sale
Chimney Corners Corp.	J.L. Davis Realty	Crowley Const. Co.	—	Lot #7, Unit #4, Brentwood Park, Colchester, Vt.	\$144,335	2,400	commercial	sale
Lakeside Holdings, LLC	J.L. Davis Realty	A&C Realty, LLC	—	356 Prim Rd., Colchester, Vt.	\$508,000	10,876 s/f	commercial	sale
C.C.I., Inc.	C.B. Richard Ellis/Boulos Co.	Yankee Fireplace, LLC	The Kane Co.	9 Lafayette Rd., No. Hampton, N.H.	—	9,005 s/f	retail	lease
Sovereign Bank	Trammell Crow	John & Flora Duffy (Londonderry Piano)	Shea Commercial Properties	20 No. Broadway, Salem, Mass.	—	8,340 s/f	commercial	sale
—	The Kane Co.	Carlisle Capital	CB Richard Ellis/Boulos Co., LLC	125 Ocean Rd., Greenland, N.H.	—	46,000 s/f	commercial	sale
Bath Iron Work	Malone Commercial Brokers	OPM, Inc.	Commercial Properties	Bath, Me.	—	5,000 s/f	office	sale
Bath Iron Work	Malone Commercial Brokers	OPM, Inc.	ReMax Riverside	Bath, Me.	—	4,600 s/f	office	sale
Portland Urological Realty Assn., LLC & VSura, LLC	Malone Commercial Brokers	Maine Medical Ctr.	—	Bath, Me.	—	8,029 s/f	office	sale
The Osborne Family	—	Urstadt Biddle Props.	Urstadt Biddle Props.	The Dock Shopping Center, Stratford, Conn.	\$50.25 million	269,000 s/f	retail	sale
Harrison Manor, LLC	Beazley Co.	GJV Associates	—	45 Harrison Ave., Branford, Conn.	\$1.35 million	15 units	mixed use	sale
—	C-21 William Smith Realty	485 Main St. Assoc., LLC	C-21 Access America	485 Main St. & 13 Elm St., Hartford, Conn.	\$825,000	16,742 s/f	commercial/ office	sale
DB Glastonbury Assoc., LLC	CB Richard Ellis	Charles & Marie Nardi	OR&L Realtors	628 Hebron Ave., Glastonbury, Conn.	\$1,292,500	12,311 s/f	office	sale
Sikorsky Aircraft Corp.	CB Richard Ellis	Elm St. Partners, LLC	—	33 Platt Rd., Shelton, Conn.	\$8.4 million	126,000 s/f	commercial	sale
—	—	Peoples Bank	Pyramid R.E. Group	3969 & 3991 Main St., 25 Woodmont Ave.,	\$2 million	—	commercial	sale

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—	Vidal/Wettenstein	Phoenix Audio Video, LLC	Cushman & Wakefield	Bridgeport, Conn. 511 Cammerce Dr., Fairfield, Conn.	—	5,500 s/f	commercial	lease
Cobbler, LLC	John Hastings, Inc.	BC BG	David Adam Realty	56-8 Main St., Westport, Conn.	—	—	retail	lease
Flexo Export, Ltd.	Geenty Group	Everything But the Baby	J.M. Realty	500 Main St., Deep River, Conn.	—	5,312 s/f	retail	lease
Connors Realty	Geenty Group	DMD Landscaping & Home Improvement	Geenty Group	87 Eastern Steel Rd., Milford, Conn.	—	2,000 s/f	commercial	lease
D'Amato Investments	Geenty Group	WJD Design	Geenty Group	132 Pepe's Farm Rd., Milford, Conn.	—	800 s/f	commercial	lease
Danbury Rd. Associates	Prudential Conn. Commercial Real Estate	Peter & Martha D'Adamo	Prudential Conn. Commercial R.E.	213 Danbury Rd., Wilton, Conn.	\$1.565 million	12,180 s/f	residential/	sale
W&M Properties	W&M Properties	Flavin, Blake & Co., L.P.	—	Metro Center, Stamford, Conn.	—	1,347 s/f	office	lease
Polymer Corp.	Conrad Group	Diven Properties	Conrad Group	180 Pleasant St., Rockland, Mass.	\$21. million	25,000 s/f	office/ commercial	sale
—	J.L. David Realty	Highland Appraisals (Fred Blais)	J.L. Davis	72 Helena Dr., Williston, Vt.	—	1,200 s/f	office	lease
Allen Brook Development	J.L. Davis Realty	VBay, LLC	Redstone Comm'l. Group	205 Cornerstone Dr., Williston, Vt.	—	1,295 s/f	retail	lease
Polvere Venture, LLC	J.L. Davis Realty	Children Unlimited	J.L. Davis	35 Dorset Lane, Williston, Vt.	—	3,830 s/f	commercial	lease
Madsfield Investments, L.P.	J.L. Davis Realty	Concordia Integrated Services	J.L. Davis	66 Knight Lane, Williston, Vt.	—	850 s/f	office	lease
MGD	J.L. Davis Realty	SSI Research	—	47 Maple St., Burlington, Vt.	—	1,500 s/f	office	lease
Osgood-Hart Properties	J.L. Davis Realty	Chenette Real Estate	—	30 Kimball Ave., South Burlington, Vt.	—	1,375 s/f	office	lease
—	J.L. Davis Realty	Ted's Furniture Restoration & Repair	—	46 Kellogg Rd., Essex, Vt.	—	1,400 s/f	commercial/	lease
—	Pinto Real Estate	Kevin Meehan	Parsons Commercial	159 So. Main St., Milford, Mass.	\$1.415 million	15,000 s/f	office	sale
Michael Nellany	Hunneman Commercial	Faneuil LLC	Hunneman Commercial	427-35-Faneuil St., Brighton, Mass.	\$1.5 million	15,000 s/f	residential	sale
Leather Express	—	Northfield Savings Bank	D.G. White & Assoc.	168 College St., Burlington, Vt.	—	—	retail	lease
One Dow Ct., Inc.	Phoenix Realty Group	ITNH, Inc.	—	150 Dow St., Manchester, N.H.	—	7,030 s/f	commercial	lease
Carl Moulton	McLaughry Commercial	United Rentals, Inc.	—	17 Plaza Heights, West Lebanon, N.H.	—	10,000 s/f	commercial	lease
Congress II, LLC	Marcus & Millichap	Redbrick II, LLP	—	50 Congress St., New Haven, Conn.	\$3.925 million	75 units	residential	sale
Kendall Realty Trust	Meredith & Grew	CVS Pharmacy	—	270 Trapelo Rd., Belmont, Mass.	—	14,200 s/f	retail	lease
F M Global	Wyman St. Advisors	Microsulis	Richards, Barry, Joyce & Partners	275 Wyman St., Waltham, Mass.	—	4,900 s/f	office	lease
DEK Portfolio, L.P.	Spaulding & Slye Colliers	Geologic Services Corp.	Trammell Crow Co.	30 Porter Rd., Littleton, Mass.	—	19,594 s/f	commercial	lease
Kennedy Associates	Trammell Crow Co.	Filene's Basement, Inc.	USI Real Estate	25 Corporate Dr., Burlington, Mass.	—	35,454 s/f	retail	lease
Boston Properties, Inc.	Meredith & Grew	Land America	The Orlov Co.	265 Franklin St., Boston	—	10,496 s/f	office	lease
Boston Properties, Inc.	Meredith & Grew	Cooke, Clancy, & Gruenthal, LLP	Thompson, Doyle, Hennessey & Stevens	265 Franklin St., Boston	—	5,138 s/f	office	lease
375 Harvard Realty, LLC	Poirier Realty	EMG Assoc., Inc.	—	375 Harvard St., Leominster, Mass.	—	9,456 s/f	office/ commercial	lease
National Development	Trammell Crow Co.	Dal-Tile	Parsons Commercial Group	80 Commerce Way, Woburn, Mass.	—	24,694 s/f	office/ commercial	lease
Lahey Clinic	CB Richard Ellis	iRobot Corp.	Richards, Barry, Joyce, & Partners	63 South St., Burlington, Mass.	—	24,120 s/f	commercial	lease
Libbey, LLC	Conrad Group, Inc.	Sagamore Plumbing	Cresa Partners	90 Libbey Pwy., Weymouth, Mass.	—	23,091 s/f	commercial	lease

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MEG Springfield, LLC	CB Richard Ellis N.E. Partners, L.P.	Guardian Life Insurance	—	1350 Main St., Springfield, Mass.	—	4,823 s/f	office	lease
RREEF	Meredith & Grew	Monotype Imaging	Cushman & Wakefield	500 Unicorn Park, Woburn, Mass.	—	30,000 s/f	office	lease
SCA Packaging	Kelleher & Sadowsky	Precise Technology	Thompson, Doyle, Hennessey & Stevens	120 Industrial Dr., Holden, Mass.	—	28,000 s/f	commercial	lease
Gateway Business Center, LLC	Poirier Realty	Hudson Savings Bank	C-21 Denault	Rte. 117, Leominster, Mass.	—	40,000 s/f	commercial	lease
Thomson Financial	Cushman & Wakefield	Ember Corporation	Spaulding & Slye Colliers	343 Congress St., Boston	—	21,195 s/f	commercial	lease
Arnold Worldwide	Thompson, Doyle, Hennessey & Stevens	Madavor Media	Richards, Barry, Joyce & Partners	420 Boylston St., Boston	—	6,158 s/f	office	lease
Lawless Realty	Keliher Real Estate	John 75 Realty Trust	—	75 Burbank St., Boston	\$3.065 million	24 units	residential	sale
The Davis Companies	CB Richard Ellis/ Whittier Partners	Linguistic Systems, Inc.	Spaulding & Slye Colliers	201 Broadway, Boston	—	8,687 s/f	office	lease
—	—	Equity One, Inc.	Equity One, Inc.	21 Springvale Ave., West Roxbury, Mass.	\$475,000	2,500 s/f	retail	sale
Gilbane Properties	Keystone Capital Mgmt. and CB Richard Ellis	G.E. Mgmt. & Commonwealth Ventures, LLC	—	One Financial Plaza, Providence, R.I.	\$46.2 million	322,284 s/f	office	sale
Reservoir Avenue Properties Holding, LLC	Albert Realtors	J&P Properties, LLC	—	900 Reservoir Ave., Cranston, R.I.	\$550,000	3,635 s/f	office	sale
Richard Delfino	Butler Business Realty	Warwick CPA Associates	Butler Business Realty	Bldg. 3, Unit 10B, 875 Centerville Rd., Warwick, R.I.	\$275,000	2,500 s/f	office	sale
Joseph Brian	MG Commercial R.E.	EpiVax, Inc.	Hewitt Newton & Associates	146 Clifford St., Providence, R.I.	—	3,500 s/f	office	lease
Division Street Properties, LLC	Olympus Group R.E.	1875 Division Rd., LLC	—	Division Rd., West Warwick, R.I.	\$850,000	8.03 acres	commercial	sale
Lynne & Tom Cardilio, Rhonda Stanzione, Linda Phillipone	Albert Realtors Comm'l. Division	Amerada Hess	—	1783 to 1789 Plainfield Pike	\$1.149 million	51,900 s/f (land)	commercial	sale
Marbate Associates	Sperry Van Ness	Mizrahi Trust	—	20 Risho Dr., E. Providence, R.I.	\$5.6 million	52,000 s/f	office	sale
Squantum Realty, LLC	Coldwell Banker Comm'l.	Main & West, LLC	—	560-66 Main St., Pawtucket, R.I.	\$810,000	16,000 s/f	residential	sale
First Bristol Corp.	—	Tuition Mgmt. Systems	MG Commercial	275 Service Ave., Warwick, R.I.	—	25,000 s/f	office	lease
ESB Realty, Inc.	CB Richard Ellis	Fedex Ground Package System, Inc.	—	275 West Natick Rd., Warwick, R.I.	—	21,000 s/f	commercial	lease
Shorenstein Co. LLC and State Teachers Retirement Sys. of Ohio	Cushman & Wakefield	Beacon Capital Partners	—	Bay Colony Corporate Ctre., Waltham, Mass.	\$272.5 million	987,923 s/f	office	sale
Berkeley	Richards Barry Joyce & Partners	Office Environments	Trammell Crow Co.	22 Boston Wharf Rd., Boston	—	30,000 s/f	office	lease
McLane Co.	Cushman & Wakefield	KWL, Inc.	Hughes Properties	111 Constitution Dr., Franklin, Mass.	—	19,992 s/f	commercial	lease
Tofias Family	Meredith & Grew	Montrose School	—	63-67 North St., Medfield, Mass.	\$7.4 million	215,000 s/f	commercial	sale
Heritage Property Inv. Trust	Heritage Realty	Int'l. Human Resource Dev. Corp.	Cresa Partners	535 Boylston St.	—	11,864 s/f	office	lease
Centremark	Trammell Crow Co.	McNamee Lawrence & Co.	Cresa Partners	399 Boylston St., Boston	—	3,000 s/	office	lease
Centre Mark	Tramell Crow Co.	Loomis Group	Cresa Partners	425 Boylston St., Boston	—	3,000 s/	office	lease
Michael Nellany	Hunneman Commercial	Faneuil LLC	—	2/27-35 Faneuil St., Brighton, Mass.	\$1.5 million	15,000 s/f	residential	sale
Mac, Inc.	Omni Properties	Conant Brook Properties, LLC	O'Brien Comm'l. Properties, Inc.	530 Main St., Acton, Mass.	\$1.235 million	21,000 s/f	commercial	sale
Hood Business Park LLC and Nordic Props.	Spaulding & Slye Colliers	The Design Partnership	Meredith & Grew	500 Rutherford Ave., Charlestown, Mass.	—	26,056 s/f	office	lease
—	Marcus & Millichap Inv. Real Estate	—	—	125 Coleman St., West Haven, Conn.	\$1.8 million	30 units	residential	sale

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Robert & Beatriz Davidson	Conway Commercial	Thomas Bellew	—	308 Hingham St., Rockland, Mass.	\$1.1 million	11,400 s/f	commercial	sale
Gateway Business	Poirier Realty	Hudson Savings Bank	Century 21 Denault	Leominster, Mass.	—	40,000 s/f	land	lease
National Office Partners	CB Richard Ellis New York	SP Riverpark, LLC	—	800 Connecticut Ave., Norwalk,	\$73 million	412,231 s/f	office	sale
Three Barnard Lane Assoc., LLC	William Smith Realty	DMK Assoc., LLC	—	3 Barnard Ln., Broomfield, Conn.	\$1.3 million	17,784 s/f	office	sale
B&O Associates	HK Group	Bedford Realty Group, LLC	—	1100 Bedford St., Stamford, Conn.	\$2.5 million	16,200 s/f	office	sale
West Main Medical Center	Matthews Commercial Properties	St. Mary's Hospital Health Systems	—	1312 West Main St., Waterbury, Conn.	—	5,500 s/f	office	lease
Scott Wood Manor Apartments	Marcus & Millichap Inv. Real Estate	—	—	315-29 Scott Rd., Waterbury, Conn.	\$1.625 million	22,483 s/f	residential	sale
PB Associates	U.S. Properties, Inc.	Rajnikant and Trupti Patel	Excel Homes	205-07 Montauk Ave., New London, Conn.	\$224,000	—	retail	sale
Savoy Truffle LLC and A&A Properties	Levey Miller Maretz	Claudio Conte	Levey Miller Maretz	232 Wooster St., New Haven, Conn.	—	3,000 s/f	commercial	sale
Craneview Investments, LLC	—	RAM Management Co.	—	445 Simiirano Dr., Marlborough, Mass.	\$6.6 million	175,000 s/f	commercial	sale
Teradyne, Inc.	Meredith & Grew	Composite Materials Solutions	Hunneman Commercial	9 Technology Park Dr.	—	100,000 s/f	office/ commercial	lease
Principal Real Estate Investors	Cushman & Wakefield	International Family Church	—	99 Concord St., No. Reading, Mass.	\$7.15 million	116,000 s/f	office	sale
Atlantic Tambone & Conn. General Life Insurance Co.	CB Richard Ellis/Whittier Partners	Crown Cork & Seal USA, Inc.	CB Richard Ellis/Whittier Partners	Rte. I-93 at Pelham St., Methuen, Mass.	—	85,414 s/f	commercial	lease
Atlantic Tambone & Conn. General Life Insurance Co.	CB Richard Ellis/Whittier Partners	Mattress Giant Corp.	National Commercial Brokers, Inc.	Rte. I-93 at Pelham St., Methuen, Mass.	—	63,360	commercial	lease
250 Locke Drive Corp.	R.W. Holmes Realty	Sungard Availability Services	Julien J. Studley	260 Locke Dr., Marlborough, Mass.	—	44,845 s/f	office	lease
Christian Hill Trust	Premier Comm'l Real Estate	Aqua Investments, LLC	—	134, 140, 148 Willard St., Lowell, Mass.	\$6.2 million	72 units	residential	sale
Doyle Development, LLC	Thompson Doyle Hennessey & Stevens	GEOD Consulting, Inc.	The Stubblebine Co.	24 Ray Ave., Burlington, Mass.	\$1.3 million	13,300 s/f	office/ commercial	sale
A.W. Perry, Inc.	CB Richard Ellis/Whittier Partners	Boston Sand & Gravel Co.	McFarland & Finch	100 North Washington St., Boston	—	8,730 s/f	office	lease
SJB Realty Trust	Ralph Leonard Assoc., Inc.	Richard & Elaine Turner	—	91-93 Cabot St., Beverly, Mass.	\$948,500	27 units	residential	sale
Pure Platinum, Inc.	MG Commercial	Expression's Footwear	—	44 Albion Rd., Lincoln, R.I.	—	6,000 s/f	retail	lease
Parkland Professional Building	Tinkham Realty	Dr. Matthew Beckley	—	Derry, N.H.	—	1,200 s/f	office	lease
—	CB Richard Ellis/Boulos Co.	Atlantic Family Dental	Shanley Realty	278 Lafayette Rd., Portsmouth, N.H.	—	1,450 s/f	office	lease
RJ Kelly	—	Rebecca's Café	McLaughlin Investments	99 So. Bedford St., Burlington, Mass.	—	6,400 s/f	office	lease
Orin's Citgo	McLaughry Commercial	Colonial Plaza Realty Trust	—	Rte. 12A, West Lebanon, N.H.	\$1.5 million	1.5 acres	retail	sale
—	Wincomm Real Estate	Kohl's Department Store	—	Faunce Corner Rd., No. Dartmouth, Mass.	—	88,000 s/f	retail	lease
Pak-It of Waterford	U.S. Properties	Bernard Conihee	—	Waterford, Conn.	\$90,000	—	retail	sale
Twin City Plaza	Charter Realty & Dev. Corp.	Bob's Store	—	Greenwich, Conn.	—	40,000 s/f	retail	lease
CCI, Inc.	CB Richard Ellis	Yankee Fireplace	The Kane Co.	9 Lafayette Rd., East Haven, Conn.	—	9,005 s/f	retail	lease

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Derek Hillyer Spicer Fuel Co., Inc.	Conn. Commercial Realty	A. Marie + B Realty, LLC Mark Strafaci	—	102 Golden St. & 992 Bank St., New London, Conn.	\$275,000	—	commercial	sale
Barry Barsoumian	H. Pearce Commercial Real Estate	Michael Mignone	H. Pearce Commercial Real Estate	530 Orange Ave.	\$407,000	7 apartments	residential/ retail	sale
Better Val-U Supermarket	Lyman Commercial Real Estate	Benny's	Branca Realty	Killingly, Conn.	\$570,000	21,230 s/f	retail	sale
Robert McKay	C-21 William Smith Realty	485 Main St. Assoc., LLC	Access America	485 Main St., Hartford, Conn.	\$825,000	16,612 s/f	commercial/ office	sale
Saugus Plaza	Finard & Co.	Work 'n Gear	—	Rte. 1 at Rte. 129, Saugus, Mass.	—	6,030 s/f	retail	lease
—	Pyramid R.E. Group	Subway Corp.	Pyramid R.E. Group	3363 Post Rd., Southport, Conn.	—	1,240 s/f	commercial	lease
Meriden Square	—	Dick's Sporting Goods	Sullivan Hayes	Meriden Square, Meriden, Conn.	—	50,000 s/f	retail	lease
SL Green Realty Corp.	Newmark Retail	Billa Bong USA	Newmark Retail	1515 Broadway, New York City	—	5,800 s/f	retail	lease
Steinberg & Pokolk Management Corp.	Newmark Retail	Geox USA	CB Richard Ellis	575 Madison Ave., New York City	—	6,300 s/f	retail	lease