

MONTHLY SALES AND LEASE REPORT

New England Real Estate Journal

As Reported In January The New England Real Estate Journal

Seller/ Lessor	Rep. Seller	Buyer/ Lessee	Rep. of Buyer	Address	Sales Price	Size	Property Type	Sale/ Lease
Franklin Realty Advisors, Inc.	Kelleher & Sadowsky	Morgan Construction Co.	Kelleher & Sadowsky	40-88 Crescent St., Worcester, Mass.	\$11.8 million	290,000 s/f	commercial	sale/lease
Maric, Inc.	Trammell Crow Co.	Intranet, Inc.	CB Richard Ellis	492 Old Connecticut Path, Framingham, Mass.	—	30,749 s/f	office	lease
Maric, Inc.	Trammell Crow Co.	Alliance Consulting	Meredith & Grew	492 Old Connecticut Path, Framingham, Mass.	—	5,216 s/f	office	lease
Maric, Inc.	Trammell Crow Co.	Cleary Insurance	Richards Barry Joyce	492 Old Connecticut Path, Framingham, Mass.	—	3,797 s/f	office	lease
TMC West Haven, LLC	George Smith & Son	Connecticut Public Storage, LLC	CB Richard Ellis	400 Frontage Rd., West Haven, Conn.	—	36,000 s/f	commercial	lease
Paradigm Development Services Group	Paradigm Development Services Group	Neighborhood House Charter School	—	21 Queen St., Dorchester, Mass.	—	68,000 s/f	commercial	sale
John & Mary Barry-Murphy	Partners Investment Properties	Marc McDaniels and Azeb Woldetense	Partners Investment Properties	7-11 Abbot St., Dorchester, Mass.	\$2.3 million	21 apartments	residential	sale
Boston Wharf Co.	Saint James Real Estate	Walsh Construction	Saint James R.E.	311 Summer St.	—	10,000 s/f	office	lease
Bluestone Holdings	Cushman & Wakefield	Venturcom, Inc.	Richards Barry Joyce & Partners	266 Second Ave., Waltham, Mass.	—	17,534 s/f	office	lease
Arnold Worldwide	Thompson Doyle Hennessey & Stevens	Madavor Media	Richards Barry Joyce & Partners	420 Boylston St., Boston	—	6,158 s/f	office	lease
Arnold Worldwide	Thompson Doyle Hennessey & Stevens	Ziggs, Inc.	Newmark Real Estate (Atlanta, Ga.)	420 Boylston St., Boston	—	4,606 s/f	office	lease
The Davis Companies	CB Richard Ellis/Whittier Partners	Linguistic Systems, Inc.	Spaulding & Slye	201 Broadway, Cambridge, Mass.	—	8,687 s/f	office	lease
Hawley Avenue Associates	Vidal Wettenstein	Timothy Fink & Co.	DVB	70 Hawley Ave., Bridgeport, Conn.	—	7,300 s/f	commercial	lease
Cabot Cabot & Forbes	Meredith & Grew	Healthcare Ventures Venrok Associates	Richards Barry Joyce Spaulding & Slye Colliers	55 Cambridge Parkway, Cambridge, Mass.	—	8,965 s/f 4,202 s/f	office	lease
Carsten Springer	Ralph Leonard Associates, Inc.	Masthead Venture Ptrs. Sea Foxx Properties, LLC (North Atlantic Contractors)	NAI Hunneman Keller Williams Realty	453 Newburyport Tpke., Rowley, Mass.	\$525,000	3,100 s/f 4,352 s/f	commercial	sale
Laurel Branch Realty	Codman Co.	Boston International	Cresa Partners	89 October Hill Rd., Holliston, Mass.	—	57,000 s/f	office	lease
500 Lincoln Street, L.P.	Heritage Corp.	Autopart International	Hunneman Commercial	510 Lincoln St., Allston, Mass.	—	8,050 s/f	commercial	lease
Dept. of Homeland Security Insurance Division	Vector Capital Group	Elman Investors, Inc.	—	St. Albans, Vt.	\$20.25 million	170,000 s/f	office	sale
Ferrotec (USA) Corp.	Goodnow Real Estate Services	Gerald Nash	Tamposi-Nash R.E.	40 Simon St., Nashua, N.H.	\$3.4 million	70,000 s/f	office	sale/lease
SSR Realty Advisors	CB Richard Ellis/Whittier Partners	Cornerstone Real Estate Advisors	CBRE/Whittier Ptrs.	Heritage on the Merrimack, Bedford, N.H.	\$28.35 million	240 apartments	residential	sale
—	Tinkham Realty	Quarzen Surfaces, Inc. Northeast Interior Supply, Inc. Associated Drywall, Inc.	Tinkham Realty	1 Rebel Rd., Hudson, N.H.	—	20,600 s/f	commercial	lease
Astoria Properties	The Boulos Company	Suman Holdings	Masiello Group	200 Griffin Park, Portsmouth, N.H.	—	2,842 s/f	office	sale
Ermita & Valley, LLP	New England Hotel Realty	Sula, LLC	New England Hotel Realty	Super 8 Motel, Bangor, Me.	\$2.5 million	77 rooms	residential	sale
Home Properties of New York, LP	Marcus & Millichap Investment R.E. Services	FF Realty, LLC	Marcus & Millichap	650 & 670 Mix Ave., Hamden, Conn.	\$48 million	498 units	residential	sale
National Office Partners, LP	CB Richard Ellis	Will Rich Holdings, LLC	CB Richard Ellis	55 Railroad Ave., Greenwich, Conn.	\$97.75 million	131,630 s/f	commercial	sale
Fountain Motel, Inc.	Sperry Van Ness	Somerton Properties, LLC	—	New Milford, Conn.	—	20 rooms	residential	lease
—	—	Zimmer-Hester Furniture Liquidation, Inc.	Colonial Realty	380 Horace St., Bridgeport, Conn.	—	171,000 s/f	commercial	lease

To view a complete listing visit www.rejournal.com

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
—	Dow & Condon	KX Realty	Colonial Realty	400 Park Rd., Watertown, Conn.	—	137,856 s/f	commercial	sale
—	—	API	Colonial Realty	30 Moffitt St., Stratford, Conn.	—	120,000 s/f	commercial/ office	lease
Howell Trust	Colonial Realty	1180 Stratford Road, LLC	Colonial Realty	1180 Stratford Rd., LLC	—	25,000 s/f	commercial	sale
Estate of Joseph Festa	The Geenty Group	James Sum	—	355 Sackett Point Rd., North North Haven, Conn.	\$38,000	676 s/f	commercial	sale
New Deal Steak House	Levey Miller Maretz, LLC	Binn 344, LLC	Levey Miller Maretz, LLC	Skiff St. & Whitney Ave., North Haven, Conn.	—	3,500 s/f	commercial	sale
New Post Properties, LLC	George Smith & Son	Jones Retail Corp.	—	507 Boston Post Rd., Orange, Conn.	—	5,250 s/f	retail	lease
Arnold Goldberg & Sons	Levey Miller Maretz	Delroy May	—	767 Dixwell Ave., New Haven, Conn.	—	—	residential/ commercial	sale
66 Douglas Street Associates, LLC	Surkis Realty	Pratt & Whitney Measurement Systems, Inc.	—	66 Douglas St., Bloomfield, Conn.	\$465,000	17,300 s/f	commercial	sale
Skip, LLC	Surkis Realty	8 East Newberry Rd., LLC	Colliers Dow & Condon	8 East Newberry Rd., Bloomfield, Conn.	\$325,000	14,520 s/f	commercial	sale
Ladd Financial	John Hastings, Inc.	—	—	266 Post Rd., Westport, Conn.	\$2.05 million	5,000 s/f	commercial	sale
Doran Manufacturing	Vidal/Wettenstein	Sendirect	DVB Realty	6 Waterview Dr., Shelton, Conn.	—	47,000 s/f	commercial	lease
Greenview American Centre	Cushman & Wakefield	Citation Shares	Jones Land LaSalle	Greenwich, Conn.	—	28,680 s/f	office	lease
Apollo, LLC	Premier Commercial Real Estate Sales	New Chestnut Street, LLC	—	466 Broadway, Chelsea, Mass.	\$2.5 million	17 apts./ 3 stores	residential/ retail	sale
Bulfunch Cos. Taurus Investors New Boston Fund	Trammell Crow Spaulding & Slye Colliers	Everest Partners	—	Acton, Chelmsford (3) Southborough, Watertown, Mass.	\$52 million	504,000 s/f	R&D/office multi-use	sale
NR Plaza, LLC	Spaulding & Slye Colliers	Federal Realty Investment Trust	Prospect Properties	Rte. 28, Main St., North Reading, Mass.	\$16.5 million	126,000 s/f	retail	sale
An institutional client	Cushman & Wakefield	Oasis Development	Cushman & Wakefield	Concord, Braintree, Westborough, Norwell, Randolph, Rockland, Mass.; and Las Vegas, Nev.	\$157 million	—	office/ R&D	sale
John & Mary Barry-Murphy	Partners Investment Properties	Marc McDaniels and Azeb Woldetense	Partners Investment Properties	7-11 Abbot St., Dorchester, Mass.	\$2.3 million	21 units	residential	sale
—	—	Equity One, Inc.	Equity One, Inc.	21 Springvale Ave., West Roxbury, Mass.	\$475,000	.33 acre	retail/land	sale
Boston Properties	Boston Properties	Oasis Semi Conductor	Trammell Crow	Rtes. 128 & 20, Waltham, Mass.	—	83,000 s/f	office	lease
Tax Parking, LLC	Ralph Leonard Associates, Inc.	68 Dane Street Beverly Realty Trust	—	68 Dane St., Beverly, Mass.	\$777,700	20 rooms	residential	sale
Sylmar Associates	George Smith & Son Comm'l. & Investment R.E.	Garden Home Management	George Smith & Son	278 Washington Ave., West Haven, Conn.	\$350,000	20,000 s/f	commercial	sale
Gloves, Inc.	Cushman & Wakefield	Loomis Fargo & Co.	The Staubach Co.	85 Constitution Dr., Taunton, Mass.	—	32,500 s/f	commercial	lease
Daddario Enterprises, LLC	Sea Watch Realty	National Development	—	Rtes. 1 & 152, Plainville, Mass.	\$6.95 million	33 acres	land	sale
CS, Inc.	O'Brien Commercial Properties	NEK, LLC	Neelon Properties	4 Marc Rd., Medway, Mass.	\$1.7 million	28,582 s/f	flex	sale
Conroy Development Co.	Conroy Development Co.	Sick Auto Ident, Inc.	Trammell Crow Co.	800 Technology Dr., Stoughton, Mass.	—	19,700 s/f	commercial	lease
Conroy Development Co.	Sperry Van Ness/ Tenant Solutions	Ceres Realty Fund, LLC	Sperry Van Ness/ Tenant Solutions	800 Technology Dr., Stoughton, Mass.	\$10.625 million	117,000 s/f	commercial	sale
Berwind Property Group	Cushman & Wakefield	Transatlantic Investment Mgmt.	—	100 Cambridgepark Cambridge, Mass.	\$27 million	135,572 s/f	office	sale
Boston Wharf Co.	St. James Real Estate Advisors	Walsh Construction	St. James Real Estate Advisors	311 Summer St., Boston, Mass.	—	10,000 s/f	office	lease

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
Infinity Pharmaceuticals	CB Richard Ellis	Hydra Biosciences, Inc.	Thompson Doyle Hennessey & Stevens	790 Memorial Dr., Cambridge, Mass.	—	16,167 s/f	R&D	lease
—	—	Bertram Smith, LLC	Davenport Realty	79 Theophilus Smith Rd., Dennis, Mass.	\$315,000	1 acre	commercial	sale
ADRE, LLC	Rene L. Poyant Realtors	Impulse, LLC	—	Hyannis, Mass.	—	48,000 s/f	commercial	sale
Benjamin Realty Co.	MG Commercial Real Estate	Ayn Wardo Realty, LLC	—	32 Meeting St., Cumberland, R.I.	\$1.212 million	122,000 s/f	commercial	sale
—	Coldwell Banker	St. Francis Chapel	Olympus Group Real Estate	668-70 Hartford Ave., Providence, R.I.	\$249,000	3,500 s/f	commercial	sale
Spectrum Properties	Rodman R.E., Inc.	Realty RI.com	—	100 Jefferson Blvd., Warwick, R.I.	—	2,410 s/f	office	lease
CFG Associates	MPM Property Mgmt.	Adler Pollock & Sheehan, P.C.	Hayes & Sherry	One Citizens Plaza, Providence, R.I.	—	38,000 s/f	office	lease
LMH Ltd., Inc.	Abbott Properties	GCO Flooring Outlet, Inc.	MG Commercial	1000 Bald Hill Rd., Warwick, R.I.	—	12,750 s/f	commercial	lease
Summit Mgmt. Corp.	—	Aegis lending Corp.	MG Commercial	300 Centerville Rd., Warwick, R.I.	—	5,500 s/f	office	lease
Weingeroff Enterprises	—	G & M Co., Inc.	CB Richard Ellis	200 First St., Cranston, R.I.	—	38,240 s/f	commercial	lease
Pasco & Emily Saccoccia	Albert Realty	Robert Sorrell	—	784 Park Ave., Cranston, R.I.	\$445,000	5 apartments	residential	sale
Tiogue Ave. Realty, LLC	Butler Business Realty	Sylvan Learning Center	—	1193 Tiogue Ave., Cranston, R.I.	—	2,800 s/f	office	lease
Lynne & Thomas Cardillo	Albert Realty	Amerada Hess	Albert Realty	1789 Plainfield Pike, Johnston, R.I.	\$1.149 million	51,900 s/f land	commercial	sale
Halmi-Briggs Properties, LLC	CB Richard Ellis	West Bay Collaborative	—	81 Bleachery Court, Warwick,	—	2,895 s/f	office	land
Chicopee '92 Associates, L.P.	CB Richard Ellis	Mesirow Realty Sale-Leaseback, Inc.	Renaissance Real Estate	650 Memorial Dr., Chicopee, Mass.	\$9.595 million	10.68 acres	retail	sale
Boston Wharf Co.	Thompson Doyle Hennessey & Stevens	Berkeley Investments	TDH&S	253 Summer St., Boston	\$97.1 million	800,000 s/f	office	sale
Boston Properties	Boston Properties	Oasis Semiconductor	Trammell Crow Co.	Rte. 128 at Rte. 20, Waltham, Mass.	—	83,000 s/f	office	lease
Mat Realty Trust	Hughes Properties	Baltic Westborough, LLC	Parsons Commercial	134 Flanders Rd., Westborough, Mass.	\$4.325 million	57,000 s/f	office	sale
Contremark Properties	Centremark Properties	Vinfen Corp.	Saint James Real Estate Advisors	320 Washington St., Brighton, Mass.	—	12,400 s/f	office	lease
Apollo LLC	Premier Commercial	New Chestnut Street, LLC	—	466 Broadway, Chelsea	\$2.5 million	—	mixed use	sale
Equity Office Properties	Equity Office Properties	Flagship Ventures SunGard SCT	Cushman & Wakefield Meredith & Grew and Smith Mack	One Memorial Dr., Cambridge, Mass.	—	33,000 s/f	office	lease
Mom's Foods, LLC	Back Bay Properties Corp.	Shawmut Glass Co.	Success Real Estate	144 Old Colony Ave., So. Boston, Mass.	\$1.03 million	6,800 s/f	commercial	sale
New Boston Fund	Spaulding & Slye Colliers	Everest Partners, LLC	Spaulding & Slye Colliers Cushman & Wakefield	220 & 222 Mill Rd., and 25 Industrial Ave., Chelmsford Mass. and 289 Great Rd., Acton, Mass.	—	300,000 s/f	office/ R&D	sale
161 North St. Realty Trust, LLC	Heritage Corp.	Giroux Bros. Martial Arts	—	161 North St., Newton, Mass.	—	4,400 s/f	commercial	lease
A.W. Perry, Inc.	CB/Richard Ellis/ Whittier Partners	Boston Sand & Gravel Co.	McFarland & Finch	100 No. Washington St., Boston	—	8,730 s/f	office	lease
—	—	Amerihome Mortgage	McLaughlin Investments	One New England Executive Park, Burlington, Mass.	—	3,730 s/f	office	lease
Bank of America	—	Friedman, Billings, Ramsey Group	CB Richard Ellis/ Whittier Partners	100 Federal St., Boston	—	15,940 s/f	office	lease
Hartpro LLC and 8 others	Wakim, Merlin & Randich, L.P.	Houlihan-Parnes	Marcus & Millichap	Various sites in Hartford, Conn.	\$30.35 million	680 apartments	residential	sale

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
Tiffany Associates	—	DIV Branford, LLC	O, R & L Commercial	30-36 East Industrial Rd., Branford, Conn.	\$11.266 million	120,000 s/f	flex	sale
FW Properties	H. Pearce Co.	Larda Holdings, LLC	Levey Miller Maretz	66 Anderson St., New Haven, Conn.	\$410,000	—	office/ commercial	sale
Orchard Acres Portfolio, LLC	CB Richard Ellis	U Conn. Properties I	—	Mansfield and Windham, Conn.	\$15.1 million	208 apartments	residential	sale
Walter Borysewicz	Conn. Properties	John Yousefzadeh	Conn. Properties	50 to 66 St. Clair Ave., Mansfield, Conn.	\$900,000	2.48 acres	commercial	sale
Yankee Lumber Co.	—	Ring's End	Wilson Commercial	126 Danbury Rd., Wilton, Conn.	\$2.6 million	27,000 s/f	commercial	sale
GD Realty	Bernard Mussman Associates	Hartford Electrical Supply Co.	Mussman Associates	571 New Park Ave., Wilton, Conn.	—	30,000 s/f	commercial	lease
Centerpoint Mgmt. Co.,	O,R&L Commercial	Michaud Duffy Group LLP and National City Mortgage Co.	O,R&L Commercial	306 Industrial Rd., Middletown, Conn.	—	2,430 s/f 2,320 s/f	office	lease
Zentech Consulting, LLC	Marcus & Millichap R.E. Investment Brokerage Co.	Chiatamonte & Berman	Marcus & Millichap R.E. Investment Brokerage	Rte. 81, Killingworth, Conn.	\$357,000	5,000 s/f	retail	sale
Gould Realty Co.	G.J. Smith & Son	McDonald's Corp.	G.J. Smith & Son	60 Hawley Lane, Trumbull, Conn.	—	2,800 s/f	commercial	lease
Sandomar Corp.	Wilson Commercial	Rickard Realty Corp.	Paul Barnes Real Estate	140 Water St., So. Norwalk, Conn.	\$1.15 million	9,856 s/f	commercial	sale
Boston Wharf Co.	Boston Wharf Co.	Berkeley Investments	Thompson Doyle Hennessey & Stevens	Congress St., Farnsworth St., Boston Wharf Rd., Boston	\$100 million	700,000 s/f	office	sale
ING Clarion Partners	Spaulding & Slye Colliers	—	—	45-55 Hayden Ave., Lexington, Mass.	\$35 million	25 acres/ 4 buildings	office	sale
Eremita & Valley, LLP	New England Hotel Realty	Sula, LLC	—	Bangor, Me.	\$2.498 million	77 rooms	residential	sale
U-Store It Self Storage	Storage Realty Advisors	Boston Capital	—	730 Lincoln St., Brighton, Mass.	\$4.15 million	776 units	commercial	sale
Ade Corp.	NAI Hunneman Comm'l.	Finagle A Bagel	Trammell Crow Co.	77 Rowe St., Newton, Mass.	—	46,000 s/f	office/ commercial	sale
Amaral St. Associates	NAI MG Commercial	Benjamin Viti	—	155 Amaral St., East Providence, R.I.	\$750,000	12,000 s/f	commercial	sale
Baybax Partners	Wluka Real Estate Corp.	Eastport Real Estate	—	19-23 Park St. and 810 Washington St., Stoughton, Mass.	\$1 million	13,750 s/f	commercial	sale
101 Doane L.P.	NAI Hunneman Comm'l.	Daniel Safar	—	109 State St., Boston	\$4.5 million	30,000 s/f	office	sale
Amber Properties	CB Richard Ellis	The Ferrite Co.	Stubblebine Co.	165 Ledge St., Nashua, N.H.	—	62,000 s/f	commercial	lease
New Boston Fund	R.W. Holmes Realty	Union Capital Mortgage	R.W. Holmes Realty	33 Boston Post Rd., Marlborough, Mass.	—	4,000 s/f	office	lease
Ems Trust	McDonald Real Estate	Jaks, Inc.	Poirier Realty	124 Centgral St., Leominster, Mass.	\$465,000	36,000 s/f	commercial	sale
Murray Cramer	Investment Property Specialists	Shields MRI Center	Codman Co.	Rtes. 9 and 30, Framingham, Mass.	—	6,300 s/f	commercial	lease
Vermont Alpaca Co.	McLaughry Commercial	West Branch Farm, LLC	McLaughry Comm'l.	South Strafford, Vt.	\$975,000	—	commercial	sale
Boston Wharf Co.	St. James Real Estate	Corderman & Co., Inc.	Cushman & Wakefield	281 Summer St., Boston	—	8,000 s/f	office	lease
TA Associates	Cushman & Wakefield	Cedar Shopping Centers, Inc.	—	Wilbur Cross Parkway	\$28.171 million	273,728 s/f	retail	sale
Munroe Place, LLC	Grossman Cos.	Starbucks Coffee Co.	Highland Property Group	1205 Hancock St., Quincy, Mass.	—	1,600 s/f	retail	lease
—	Beazley Co.	Whalley Office Ctr., LLC	—	867-69 Whalley Ave., Westville, Conn.	\$340,000	2,600 s/f	office/ retail	sale