

# 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
GFI Properties	Stubblebine Co.	LaChance Associates	Stubblebine Co.	10 Dorrance St., Providence, R.I.	\$17 million	192,000 s/f	office	sale
Berkeley Investments	Burgess Properties	Bulgroup Properties, L.P.	Burgess Properties	175 McLellan Hwy., East Boston, Mass.	\$22 million	400,000 s/f	office/ commercial	sale
The Max Group	Grubb & Ellis	Audubon 2005 Nominee Trust	Spaulding & Slye	14 Audubon Rd., Wakefield, Mass.	—	61,000 s/f 8.4 acres	commercial	sale
Congress Plaza, LLC	NAI Hunneman Comm'l.	Verndale Corp.	Thompson Doyle Hennessey & Stevens	320 Congress St., Boston	—	7,757 s/f	office	lease
St. George Realty Trust	M. Donahue Associates	Liddell Development, LLC	The Conrad Group	700 Industrial Dr., Halifax, Mass.	\$1.5 million	36,000 s/f	commercial	sale
R.J. Kelly Co.	R.J. Kelly Co.	East Coast Cable and Communications	The Nordblom Co.	300 Ballardvale St., Andover, Mass.	—	3,000 s/f	office	lease
Capital Properties, LLC	Cushman & Wakefield	Proteus Design	Cushman & Wakefield	215 First St., Cambridge, Mass.	—	27,000 s/f	office	lease
Parametric Technology Corp.	Trammell Crow Co.	Object Management Group	R.W. Holmes	140 Kendrick St., Needham, Mass.	—	8,118 s/f	office	lease
Time Value Property Exchange, Inc.	New Dover Associates	Marlborough Bartlett, LLC and Forty-Five Bartlett St., LLC	O'Donnell & Associates Realty	45 Bartlett St., Marlborough, Mass.	\$3.5 million	41,781 s/f 5.92 acres	office/ commercial	sale
Southborough Ventures, Inc.	Meredith & Grew	Thorndike Development	Meredith & Grew	Technology Dr., Hudson, Mass.	—	44 acres	residential	sale
Everest Partners	Everest Partners	Evergreen Solar	CRESA Partners	257 Cedar Hill St., Marlborough, Mass.	—	20,100 s/f	office/ commercial	lease
Totten Pond Office Park	Trammell Crow Co.	American Lung Assn. of Mass.	McLaughlin Investments	Tototen Pond Office Center, Waltham, Mass.	—	5,679 s/f	office	lease
Newton Wellesley Executive Off. Park	The Nelson Companies	Equity Residential	The Nelson Companies	Newton Wellesley Executive Office Park, Wellesley, Mass.	—	4,200 s/f	office	lease
Orp Properties	The Dunham Group	One Riverfront Plaza, LLC	—	One Riverfront Plaza, Westbrook, Me.	\$23.5 million	140,000 s/f	office	sale
—	Masiello Group	SurgiCare	The Boulos Company	200 Griffin Rd., Portsmouth, N.H.	—	2,038 s/f	office	lease
Flextromes	The Boulos Company	Brady Sullivan Props.	Brady Sullivan Props.	132 Milton Rd., Rochester, N.H.	\$3.6 million	210,000 s/f	commercial/ office	sale
—	Tinkham Realty	GoEasy LLC	—	12 Parmenter Dr., Londonderry, N.H.	\$160,000	1,900 s/f	office	sale
Towne Square Office Park	Cushman & Wakefield of N.H.	Robert Half International	The Boulos Company	1155 Elm St., Manchester, N.H.	—	6,900 s/f	office	lease
Charter Trust	McLaughry Commercial	227 Mechanic St. LLC	—	Lebanon, N.H.	\$1.75 million	5 acres 286 units	commercial	sale
Hudson Realty Trust	Vear Commercial Properties	MDP Realty Assoc., LLC	—	8 Industrial Dr., Hudson, N.H.	\$2 million	80,430 s/f	commercial	sale
TIAA-CRE	CB Richard Ellis	The Radco Companies	Meredith & Grew	20 Chapel St., Brookline, Mass.	\$110 million	277 units	residential	sale
85 Pleasant St., LLC	Sperry Van Ness	Mayo Group Development, LLC	Sperry Van Ness	Pleasant & Sawyer Sts., Dorchester, Mass.	\$1.92 million	14 units	residential	sale
Taylor Street Self Storage, LLC	Sperry Van Ness Storage Realty and Self Storage Consultants	Public Storage, Inc.	Sperry Van Ness Storage Realty and Self Storage Cons'ts.	100 Taylor St., Manchester, Conn.	\$4.3 million	549 units	commercial	sale
Buhl Land East, LLC	O,R&L Commercial	Investment Capital Partners, Ltd.	O,R&L Commercial	34 Bannes Industrial Rd., South, Wallingford, Conn.	\$3 million	—	commercial	sale
SNE Management	Press/Cuozzo Commercial Services	31 Tobey Rd., Ltd.	Press/Cuozzo Commercial Services	31 Tobey Rd., Bloomfield, Conn.	\$565,000	19 acres 40,000 s/f bldg.	—	sale
—	U.S. Properties	Calif. R.E. investor	U.S. Properties	36 Nathan Hale St., 6 Redden Ave., 105-113 Broad St., 12 Amity St., New London, Conn.	\$2.5 million	47 units	residential	sale
Easterbrook Towers, LLC	Marcus & Millicahp	Eastbrook Towers, LLC	Marcus & Millichap	Eastbrook Towers, East Hartford, Conn.	\$4.215 million	69,120 s/f on 3.13 acres	residential	sale
Newberry Road Associates	Sentry Comm'l. R.E. Services	Rollpaint Packaging Products, Inc. and Invensys SNE	Sentry Comm'l. R.E. Services	22 E. Newberry Rd., Bloomfield, Conn. and 29 Kripes Rd., E. Granby, Conn.	—	30,500 s/f	commercial	lease

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Ford Storage Clinton, LLC	Reno Properties Group, LLC	Courtyard 10, LLC	Reno Properties Group, LLC	6 Heritage Park Rd., Clinton, Conn.	\$870,000	196 units 25,000 s/f	commercial	sale
D'Amato Killingworth, LLC	The Geenty Group	Direct Mail Jobs, LLC	O,R&L	176 Rte. 81, Killingworth, Conn.	—	1,518 s/f	office	lease
Olive Electric, LLC	Levey Miller Maretz	New Haven Housing Authority	Levey Miller Maretz	620 Grand Ave., New Haven, Conn.	\$750,000	18,000 s/f	office/ commercial	sale
RoxRiv, LLC	Conn. Commercial Realty	Mystic Nail & Spa	Conn. Commercial Realty	Coogan Blvd., Stonington, Conn.	—	—	retail	lease
Robert LaFlamme	Matthews Commercial	Archivist One	Matthews Commercial	Middlebury Edge, Middlebury, Conn.	—	3,500 s/f	office	lease
Danbury Office Center, LLC	CB Richard Ellis	Danbury General Partners	CB Richard Ellis	40-42 Old Ridgebury Rd., Danbury, Conn.	\$17.2 million	126,000 s/f	office	sale
Michael Taylor	Michael Taylor	Radio Shack	GVA Williams of Conn.	160 East Putnam Ave., Greenwich, Conn.	—	2,350 s/f	retail	lease
The Davis Companies	—	Fresenius Medical Care, N.A. and Battery Ventures	CB Richard Ellis/N.E. and T3 Realty Advisors	Reservoir Woods, Waltham, Mass.	—	227,320 s/f	office	lease
Morgan Stanley R.E.	—	Normandy R.E. Partners	Richards Barry Joyce & Partners	150 Newport Ave., Quincy, Mass.	\$13.6 million	120,000 s/f	office	sale
—	Cushman & Wakefield	Robert Half International	CB Richard Ellis/ The Boulos Co.	1155 Elm St., Manchester, N.H.	—	6,900 s/f	office	lease
DV Industries	Sperry Van Ness	Everest Partners	Renaissance R.E.	2189 Westover Rd., Chicopee, Mass.	\$8 million	217,000 s/f	commercial	sale
—	Era Masiello Group	Surgi Care	CB Richard Ellis/ The Boulos Co.	200 Griffin Rd., Portsmouth, N.H.	—	2,038 s/f	office	lease
Robert & Cheryl Brilliant	Ralph Leonard Associates, Inc.	Dimitrios & George Skaikos	—	490 Rantoul St., Beverly, Mass.	\$3.15 million	48 units	residential	sale
Abe Kaoud	Northeast Retail Leasing	Oreck Vacuum	Eva Williams of Conn.	81 Albany Tpke. Rd., Canton, Conn.	—	1,350 s/f	retail	lease
Ibus	CB Richard Ellis/ Paradigm Properties	Cardscan, Inc.	Meredith & Grew	25 First St., Cambridge, Mass.	—	10,614 s/f	commercial	lease
The Flatley Company	The Flatley Company	The Samaritans	Thompson Doyle Hennessey & Stevens	141 Tremont St., Boston	—	5,473 s/f	office	lease
R.A. Raimondi Senior Trust	United Multi Family R.E. Services	James & David Desrosiers	—	37 Wales St., Dorchester, Mass.	\$1.125 million	10 units	residential	sale
NWEOP, LLC East West Enterprises	The Nelson Companies Wight & Company	Wellesley Middle School	Haynes Management	62 Walnut St. and 555 Washington St., Wellesley, Mass.	—	6,105 s/f	commercial	lease
Bandon Dunes, LLC	Wellesley Management	Zen Associates, Inc.	Nordblom Corfac	10 Micro Drive, Woburn, Mass.	—	9,780 s/f	commercial	lease
The Davis Companies	CB Richard Ellis/ N.Y.	—	—	Research Park, Shelton, Conn.	\$2.75 million	7 acres	office	sale
Bockman Realty Trust	The Conrad Group	Suffolk Advisors	The Conrad Group	401-403 V.F.W. Dr., Rockland, Mass.	\$8 million	102,000 s/f	commercial	sale
Blue Angel Realty Trust	The Stubblebine Co.	The Richmond Co.	Stubblebine Co.	23 Concord St., Wilmington, Mass.	\$1.6 million	10,000 s/f	office	sale
Capstone 75 Campanelli Pkwy., LLC	NAI Hunneman Comm'l.	AMB Property Corp.	—	607 Washington St., 4-34 Weston Court, Braintree, Mass.	\$4 million	42 units	residential	sale
American Landmark III, LLC	CB Richard Ellis	Stream Serve, Inc.	Meredith & Grew	3 Van de Graaff Dr., Burlington, Mass.	—	14,017 s/f	office	lease
Totten Pond Office Center	Trammell Crow Co.	American Lung Assn.	McLaughlin Investments	460 Totten Pond Rd., Waltham, Mass.	—	5,679 s/f	office	lease
Time Value Property Exchange, Inc.	New Dover Assoc., Inc.	Marlborough Bartlett, Forty-Five Bartlett St., LLC	O'Donnell & Associates Realty	45 Bartlett St., Marlborough, Mass.	\$3.5 million	41,781 s/f 5.92 acres	office/ commercial	sale
—	—	Equity Residential	Nelson Companies	Newton Wellesley Executive Office Park, Wellesley, Mass.	—	4,200 s/f	office	lease
BMC Software, Inc.	Trammel Crow Co.	Proficiency	CB Richard Ellis/ New England	880 Winter St., Waltham, Mass.	—	7,735 s/f	office	lease

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The Max Group	Grubb & Ellis	Audubon 2005 Nominee Trust	Spaulding & Slye	14 Audubon Rd., Wakefield, Mass.	—	61,000 s/f 8.4 acres	commercial	sale
Whitewater Realty Trust	Klemmer Associates	Christ Church and Quick Print	Klemmer Associates	275 Billerica Rd., Chelmsford, Mass.	—	24,500 s/f and	commercial	lease
Parametric Technology Corp.	Trammell Crow Co.	Object Management Group	R.W. Holmes	140 Kendrick St., Needham, Mass.	—	8,119 s/f	office	lease
John & Joan Geany	Sea Watch Realty, Inc.	Daren McDonald and Arthur Aldrich	—	Jonathon Bourne Dr., and MacArthur Blvd., Bourne, Mass.	\$549,000	1.36 acres	commercial	sale
Cape Cod Christian Center	Rene L. Poyant, Inc. Realtors	Jack Conway Co.	Poyant Realtors	Rte. 28, Hyannis, Mass.	\$480,000	4,200 s/f on .61 acre	commercial	sale
—	Finard & Company	TGI Fridays and H & R Block	—	One Brigham Circle, Boston	—	8,291 s/f	retail	lease
A.W. Perry, Inc.	Cushman & Wakefield	Health Resources Corp.	CRESA Partners	40 Summer St., Boston	—	5,848 s/f	office	lease
Atlantic Mgmt., Inc.	Cushman & Wakefield	The Hamilton Co.	—	12 Stoneholm St., Boston	\$25.5 million	120 units	residential	sale
Mass. Beta Upsilon	NextGen Realty	Steve Eddelstein	Exit Realty Comm'l.	Allston, Mass.	\$850,000	3,672 s/f	residential	sale
Robert Campellone	Peter Scotti & Associates	Wayland Ave., LLC	Peter Scotti & Assoc.	9 Wayland Ave., Providence	\$1.1 million	8,500 s/f	office	sale
Springfield Apartments	CB Richard Ellis/ New England	Fairfield Residential, LLC	CB Richard Ellis/ New England	Cranston, R.I.	\$27.25 million	216 units	residential	sale
William Corrente	Albert Realtors	Space Realtors	—	916 Reservoir Ave., Cranston, R.I.	\$300,000	1,403 s/f	office	sale
Northrop Crumman	Paramount Properties Group, Inc.	Green End Pond Realty	—	55 John Clarke Rd., Middletown, R.I.	\$1.6 million	20,000 s/f	office	sale
Sun Trust Equity	CB Richard Ellis/ New England	National Glass & Gate Service	Paramount Properties	North Central Industrial Park, Lincoln, R.I.	\$440,000	4.25 acres	commercial	sale
AGL Corporation	Butler Business Realty	Residential Properties, Ltd.	—	800 Oaklawn Ave., Cranston, R.I.	—	1,520 s/f	office	lease
Mountindale Realty, LLC	Joseph Accetta & Assoc.	Nationsrent, USA	CB Richard Ellis/ New England	99 Jefferson Blvd. Warwick, R.I.	—	21,000 s/f	retail	lease
Frasch's Bakery	Brenner Realtors	Bliss Natural Grocer & Cafe	Sotherby's International Realty	311 Broadway, Newport, R.I.	—	—	retail	lease
New England Surfaces	Rodman R.E., Inc.	Geo Tec Triple J Corp.	—	89 Bellows St., Warwick, R.I. 51 Abbott St., Cumberland, R.I.	\$1.52 million	85,000 s/f	office/ commercial	sale
Smithfield Commons Associates, LLC	Hayes & Sherry	Linear Retail Properties, LLC	—	Rte. 44 & Rte. 5, Smithfield, R.I.	\$7.96 million	35,130 s/f	retail	sale
TA Realty Associates	CB Richard Ellis/New England	Patient Keeper, Inc.	Meredith & Grew	One Newton Pl., Newton, Mass.	—	21,360 s/f	office	lease
Dan Rich Realty	Samuel Plotkin & Associates, Inc.	Houlihan Parnes/iCap Realty	—	225-41 King St., Northampton, Mass.	\$7.05 million	75,000 s/f	office/ retail	sale
Roman Catholic Archdiocese of Boston	Jack Conway & Co.	Jamaica Plain Neighborhood Dev't. Corp. and New Atlantic Development Corp.	—	361 Centre St., Jamaica Plain, Mass.	\$6 million	3.1 acres	residential/ retail	sale
Spear Street Capital	Trammel Crow & Co.	Oxford Instruments	CB Richard Ellis/New England	300 Baker Ave., Concord, Mass.	—	18,901 s/f	office/ commercial	lease
May Institute	Cushman & Wakefield	South Area Solomon Schechter Day School	Wluka Real Estate	One Commerce Way, Norwood, Mass.	\$3.575 million	41,900 s/f	commercial	sale
Cedar Marlborough Realty Corp.	New Dover Associates, Inc.	TV Marlborough, LLC	—	260 Cedar Hill St., Marlborough, Mass.	\$6.59 million	51,068 s/f	office/ commercial	sale
FPK Realty, LLC	R.W. Holmes	Vision Appraiser Technology	Trammell Crow Co.	44 Bearfoot Rd., Northboro, Mass.	—	15,250 s/f	office	lease
Sara Associates, LLC	Marcus & Millichap	CLS-Norwalk, LLC	—	162-64 Coe Ave., East Haven, Conn.	\$2.875 million	40 units	residential	sale
—	Caselli Realtors	Empire Imports	Vidal/Wettenstein	55 Lupes Dr., Stratford, Conn.	—	4,200 s/f	commercial	lease
—	—	Whelan Associates	Whelan Associates	700 Pleasant St., New Bedford, Mass.	—	80,000 s/f	office	sale

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Norden Place, LLC	—	CB Richard Ellis/New York	—	10 Norden Place, Norwalk, Conn.	\$87 million	612,119 s/f	office	sale
Trolley Crossing, LLC	Marcus & Millichap Investment R.E. Services	Taymil Brett, LLC	Marcus & Millichap Investment R.E. Svcs.	97-119 Hemingway Ave., East	\$10.2 million	5 acres 103,200 s/f	residential	sale
BPG Properties, Ltd.	Cushman & Wakefield	The Davis Companies	Cushman & Wakefield	187 Danbury Rd., Wilton, Conn.	\$29.1 million	137,269 s/f	office	sale
—	Pyramid R.E. Group	Athletic Shoe Factory	Pyramid R.E. Group	1560 Post Rd., Westport, Conn.	—	4,700 s/f	commercial	lease
Brew Printing Co.	Colonial Realty	Gross Custom Builders	Colonial Realty	53 Hancock Ave., Stratford, Conn.	\$440,000	8,838 s/f	commercial	sale
Mill Rock Leasing, LLC	The Geenty Group	Shoreline Church, Inc.	—	139 Mill Rock Rd., Old Saybrook, Conn.	—	9,757, s/f	office	lease
John Sakon & James Sakonchick	The Geenty Group	J.J.D., LLC	The Geenty Group	670 West Main St., Meriden, Conn.	\$250,000	one acre	commercial	sale
—	The Geenty Group	—	The Geenty Group	71 West Main St., Branford, Conn.	\$350,000	1.1 acres	commercial	sale
Frieda Jarvis and Philip Nahas	U.S. Properties	Eddy Hilario	—	83-85 Willetts Ave. and 17 Sachatello Industrial Dr., New London, Conn.	\$115,000	—	retail	sale
Research Development of Conn., LLC	Levey Miller Maretz, LLC	Omni Data, LLC	Levey Miller Maretz, LLC	11 Research Dr. New Haven, Conn.	—	4,000 s/f	office	lease
420 Frontage Rd., LLC	Colonial Properties, Inc.	G111 Apparel Group, Ltd.	Arnold Peck's Commercial World	420 Frontage Rd., West Haven, Conn.	—	16,000 s/f	commercial	lease
A & H Estra, LLC	Fischer Real Estate	ABC Supply Co., Inc.	Fischer Real Estate	250 Bradley St., East Haven, Conn.	—	30,800 s/f	commercial	lease
Blue Cube Storage	Self-Storage Consultants	Edgewood Capital	—	Rte. 305, Bloomfield, Conn.	\$2.5 million	\$7,125 s/f	commercial	sale
ASML USA, Inc.	CB Richard Ellis	Ridgefield Professional Office Complex, LLC	CB Richard Ellis	901 Ethan Allen Hwy., Ridgefield, Conn.	\$7 million	205,000 s/f (50 acres)	office	sale
—	Matthews Commercial Properties	Stone Beach, LLC G & F Rental Conn. Light & Power	—	Lot 21-6A Lot 21-5 Willenbrook Rd., Oxford, Conn.	\$1.07 million	4.2 acres 9.8 acres 20.15 acres	land	sale
Neil Waters and Patrick Linsky	Press/Cuozzo Commercial Services	Atty. Thomas Farver	Press/Cuozzo Commercial Services	2858 Old Dixwell Ave., Hamden, Conn.	\$240,000	1,500 s/f	office	sale
W & M Properties	W & M Properties	Information Resources, Inc.	—	Rte. 7 & Merritt Pwy., Norwalk, Conn.	—	25,130 s/f	office	lease

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Building & Land Technology	CB Richard Ellis	Vertrue, Inc.	Cresa Partners	20 Glover Ave., Norwalk, Conn.	—	82,215 s/f	office	lease