

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
HB Nitkin Group	Cushman & Wakefield	Kramont Realty Trust	—	Burr Corners, Manchester, Conn.	\$28.2 million	301,565 s/f	retail	sale
G&S Paper Co.	Heritage Corp.	966 Watertown St. Trust	—	966 Watertown St., Newton, Mass.	\$1.629 million	12,485 s/f	retail/ office	sale
Minuteman Associates	CB Richard Ellis/ Whittier Partners	The Hamilton Co.	—	Lexington, Mass.	\$10.15 million	42 units	residential	sale
Sullivan Properties	Richards Barry Joyce & Partners	Morgan Brown & Joy, LLP	McCall & Almy	200 State St., Boston	—	17,630 s/f	office	lease
TA Associates	CB Richard Ellis/ Whittier Partners	H.I.G. Capital	Meredith & Grew	855 Boylston St., Boston	—	5,413 s/f	office	lease
Chimney Corners Corp.	J.L. Davis Realty	Allen Brook Development, Inc.	—	90 & 94 Harvest Ln., Williston, Vt.	\$3.537 million	53,054 s/f	retail/ office	sale
Highpoint Center	Neville Companies	National Life of Vermont Enterprise Resource Planning	—	106 Roosevelt Hwy. 19 Roosevelt Hwy., Colchester, Vt.	—	4,400 s/f 7,850 s/f	office	lease
—	Tinkham Realty, Inc.	Paul Ria Development, LLC	—	Robinson Rd., Hudson, N.H.	\$112,500	1.5 acres	commercial	sale
Farideh Assad of Sutter & Hayes	Grubb & Ellis/Coldstream	Modern Bride & Formal Shop	The Norwood Group	200 Rte. 101, Bedford, N.H.	\$905,000	9,566 s/f	retail	sale
Salem Professional	Butler Realty, LLC	O.R. Colan Associates	—	87 Stiles Rd., Salem, N.H.	—	1,200 s/f	office	lease
—	Prolman Realty	Yenolam Real Estate	Argosy Group	Star Dr., Merrimack, N.H.	—	4.9 acres	commercial	sale
Branford Hills Plaza, LLC	Marcus & Millichap Investment R.E. Services	Brushy Plain Plaza, LLC	—	4 Brushy Plain Rd., Branford, Conn.	\$5.25 million	60 units 14,600 s/f	residential retail	sale
440 Wheelers Farms Rd., LLC	CB Richard Ellis - N.Y.	Merritt Acquisition, LLC	—	440 Wheelers Farms Rd., Milford, Conn.	\$22.9 million	176,276 s/f	office	sale
Lyman Development Corp.	Lyman Development Corp.	Big Y World Class Market	—	Boston Post and Spencer Plains Rds., Old Saybrook, Conn.	—	63,850 s/f	retail	lease
Constance Fitzgerald	United Multi Family R.E. Services	Almar Properties	—	Tremont & Rockwell Sts., New Britain, Conn.	\$572,500	17 units	residential	sale
Cornerstone Realty, Inc.	Matthews Comm'l. Properties	Pharmacial Research Labs Inc. Aron Group	—	562 Capt. Neville Dr., Waterbury, Conn.	—	56,000 s/f 30,000 s/f	commercial	lease
—	H. Pearce Co.	Coastal Tile & Marble	The Geenty Group	355 Sackett Point Rd., North Haven, Conn.	—	2,000 s/f	commercial	lease
Alan Silberman	William Pitt Commercial	Kids U.	H K Group	633 Hope St., Stamford, Conn.	—	11,500 s/f	commercial	lease
—	Norwood Group	Helios Investments, LLC	—	302 Continental Blvd., Merrimack, N.H.	\$1.1 million	6.8 acres	land	sale
T&A Realty Trust	United Multi Family R.E. Services	L G Properties, LLC	—	29-31 Sagamore St., Lynn, Mass.	\$940,000	12 units	residential	sale
Westshell, LLC	Duffy Associates	Essent Healthcare	O'Brien Comm'l Props.	271 Waverly Oaks Rd., Waltham, Mass.	—	4,376 s/f	office/ commercial	lease
The Koffler Group	Parsons Commercial	Clark Hill Corporate Center, LLC	—	One Clarks Hill, Framingham, Mass.	\$9.5 million	103,000 s/f	officae	sale
Unicorn Industrial Park	Tinkham Realty, Inc.	Princeton Technology Corp.	—	Hudson, N.H.	\$165,000	3.94 acres	commercial	sale
Tafts Corners Assoc.	J.L. Davis Realty	Vermont Comm'l Warehousing	David G. White & Associates	929 Harvest Ln., Williston, Vt.	—	70,000 s/f	commercial/ office	lease
Alain and Karen Joly	United Multi Family R.E. Services	Otis Street Realty, LLC	—	53-67 Otis St., Norwich, Conn.	\$565,000	17 units	residential	sale
Borwei Tsay	O'Brien Commercial Properties, Inc.	A&L Realty Trust	—	160 Ayer Rd., Littleton, Mass.	\$300,000	3,215 s/f	commercial	sale
Walton Ten-10 Post Office Investors, III	CB Richard Ellis/ Whittier Partners	Boston Private Financial Holdings, Inc.	Trammell Crow Co.	Ten/10 Post Office Sq., Boston	—	100,221 s/f	office	lease
Cummings Properties	self	U.S. Genomics	—	12 Gill St., Woburn, Mass.	—	34,000 s/f	office	lease
Equity Office	self	Organon International	Spaulding & Slye	245 First St., Cambridge, Mass.	—	26,610 s/f	commercial	lease
The Flatley Co.	self	Quinn & Morris	Meredith & Grew	141 Tremont St., Boston	—	10,946 s/f	office	lease

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—	Trammell Crow Co.	Praedium Group LLC & Essex Awer Ventures, LLC	Self	10 Maguire Rd., Lexington, Mass.	\$35 million	283,000 s/f	office	sale
Transwestern Investment Co.	Spaulding & Slye Colliers	Brown Publishing Network	Thompson Doyle, Hennessey & Stevens	95 Sawyer Rd., Waltham, Mass.	—	12,000 s/f	office	lease
Sutter & Hayes	Grubb & Ellis/Coldstream R.E. Advisors	Modern Bride & Formal Shop	The Norwood Group	200 Rte. 101, Bedford, N.H.	\$905,000	9,566 s/f	retail	sale
200 Berkley & 197 Clarendon, LLC	Lynch, Murphy, Walsh Advisors	Evergreen Investments	Trammell Crow Co.	200 Berkeley St., Boston	—	195,301 s/f	office	lease
Coherent General	Clickman Real Estate	Sturbridge Realty Tr.	—	1 Picker Rd., Sturbridge, Mass.	\$1.35 million	58,344 s/f	commercial	sale
Harrison Co., LLC	United Multi Family R.E. Services	Shawn & Kim Newcomb	—	352 Vale St., Fall River, Mass.	\$795,000	12 units	residential	sale
Robert Kinz Family, LP	Gordon R.E. Phoenix Comm'l. R.E.	Serve Pro CQ Construction Pivotal Satellite Technologies	—	119 Herbert St., Framingham, Mass.	—	9,070 s/f	office/ commercial	lease
Centre Village Trust	Hunneman Commercial	Linear Retail Properties, LLC	—	110 Newbury St., Danvers, Mass.	\$4.375 million	27,415 s/f	retail	sale
Eisai Research Institute of Boston	Thompson Doyle Hennessey & Stevens	Browne Caldwell	Cushman & Wakefield	1 Corporate Dr., Andover, Mass.	—	7,316 s/f	office	lease
Borregaard Synthesis, Inc.	Minco Corp. Real Estate	Kleenline Corp.	—	7 Opportunity Way, Newburyport, Mass.	\$1.3 million	30,000 s/f	commercial	sale
Marty Johnson	Sea Watch Realty, Inc.	Murray MacDonald Insurance	Sea Watch Realty, Inc.	4 Barrows Landing Rd., Pocasset, Mass.	\$296,500	2,600 s/f	retail	sale
501 Boylston Property, LLC	Lynch Murphy Walsh Advisors	Pearson Education	CB Richard Ellis/Whittier Partners	75 Arlington St., Boston	—	102,751 s/f	office	lease
Beacon Capital Ptrs.	Cushman & Wakefield	Leggat McCall Props.	—	One First St., Cambridge, Mass.	—	269,793 s/f	residential	sale
Eastern Development	Cushman & Wakefield	GLL Real Estate Ptrs.	—	Rhode Island Mall, Warwick, R.I.	\$36.6 million	450,415 s/f	retail	sale
Quaker Towers Assoc.	Marcus & Millichap	Galileo Investment Co., LLC	—	337 Cowesett Ave., West Warwick, R.I.	\$6.2 million	128 units	residential	sale
William & Sharon Fagan	United Multi Family R.E. Services	United Realty Trust	—	35-50 Lake St., Warwick, R.I.	\$1.2 million	21 units	residential	sale
Ideal Metal Products Co., Inc.	CB Richard Ellis - New England	P.T. Realty, LLC	—	100 Commerce Dr., Warwick, R.I.	\$1.1 million	17,181 s/f	commercial	sale
—	Capstone Properties	National Wholesale Liquidators	The Dartmouth Co.	Elmwood Ave., Cranston, R.I.	—	70,000 s/f	retail	lease
Air Products &	MG Commercial R.E.	Berkeley Acquisition	—	1226 Mendon Rd., Cumberland, R.I.	\$350,000	31,000 s/f	commercial	sale
FitzInn Parking	—	GE Capaital Interpark	Blue Chip Properties	4-6 Newbury St., Boston	\$10 million	120 parking spaces	commercial	sale
Branford Hill PLaza, LLC	Marcus & Millicahp	Brushy Plain Plaza, LLC	—	4 Brushy Plain Rd., Branford, Conn.	\$5.25 million	60 units	residential/ retail	sale
Invesco	Richard Barry Joyce	Relizon Co.	Cresa Partners	1-5 Sassacus Dr., Westborough, Mass.	—	51,200 s/f	office/ commercial	lease
Joseph Moruzzi	United Multi Family R.E. Services	Big Oak Investments	—	1691-1705 Quinnipiac Ave., New Haven, Conn.	\$2.33 million	34 units	residential	sale
Shrewsbury Turnpike Realty, LLC	Eastport Real Estate	415 Turnpike Realty, LLC	210/New England Realty Resources	415 Boston Tpke., Shrewsbury, Mass.	\$2.7 million	36,478 s/f	office	sale
David Lichter	Exit Realty Associates	Periwinkle Island Realty Trust	Exit Realty Associates	502-516 Sea St., Quincy, Mass.	895,000	19,104 s/f (land)	commercial	sale
MVRL Investments, L.P.	Cushman & Wakefield	Sinclair Insurance Group, Inc.	Coldwell Banker Commercial	4 Tower Dr., Wallingford, Conn.	—	9,500 s/f	office	lease
Equity Office Props.	self	Radview Software	Trammell Crow Co.	7 New England Executive Park, Burlington, Mass.	—	4,929 s/f	office	lease
Combined Properties, Inc.	self	Catalyst Spring	self	191 Williams St., Chelsea, Mass.	—	32,886 s/f	commercial	lease

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Norwich Business Park	Lyman Commercial R.E.	Donovan Marine	The Geenty Group	Norwich, Conn.	—	44,000 s/f	commercial	lease
W&M Properties	self	Jefferies & Co.	Cushman & Wakefield	Metro Center, Stamford, Conn.	—	13,258 s/f	office	lease
John D'Amato	Pequot Commercial Realty	several companies	—	Rocky Neck Business Park, East Lyme, Conn.	—	45,000 s/f	commercial/ office	lease
Park West, LLC	Matthews Comm'l. Properties, LLC	Drs. Andrew Nelson & Arlen Lichter	R. Calabrese Agency	1320 West Main St., Waterbury, Conn.	\$975,000	7,500 s/f	medical office	sale
Herman Robinson	Bernard Mussman Assoc.	Emergency Medical Services, Inc.	—	225 Arch St., New Britain, Conn.	\$295,000	12,000 s/f	office	sale
G. Zurolo	Press/Cuozzo Comm'l. Services	New England Wine & Spirits, Inc.	Dow Realty	198 State St., North Haven, Conn.	—	13,020 s/f	retail	lease
Tudor Converted Products	R. Calabrese Agency, LLC	715 Straits Turnpike, LLC	—	123 Union City Rd., Prospect, Conn.	\$675,000	33,000 s/f	commercial	sale
Keller/Davis Cos.	—	Kluwer Academic Publishers	The Conrad Group	56 Industrial Way, Pembroke, Mass.	\$3 million	40,000 s/f	commercial	sale
Transkaryotic Therapies, Inc.	Meredith & Grew	Altus Pharmaceuticals	Cresa Partners	195 Albany St., Cambridge, Mass.	—	16,000 s/f	office	lease
Fontaine's Restaurant	Keliher Real Estate	—	Marc Koenig Realty	1436 V.F.W. Parkway, West Roxbury, Mass.	\$1.45 million	31,433 s/f lot 6,000 s/f bldg.	retail	sale
American Power Conversion Corp.	Richards Barry Joyce & Partners	Bill Rica, LLC (Vinco Properties)	Richards Barry Joyce & Partners	9 Executive Park Dr., Billerica, Mass.	—	23,700 s/f	flex.	sale
RREEF, Inc.	self	Value Click, Inc.	Cresa Partners	377 Simarano Dr., Marlborough, Mass.	—	12,453 s/f	office	lease
Paradigm Properties	McFarland Finch	Achievement Technologies	Richards Barry Joyce & Partners	313 Washington St., Newton, Mass.	—	9,518 s/f	office/ retail	lease
Nordblom Co.	self	Helix	Equis Corp.	131 Middlesex Tpke., Burlington, Mass.	—	10,269 s/f	office	lease
Westshell, LLC	Duffy Associates	Essent Healthcare, Inc.	O'Brien Comm'l. Properties	271 Waverley Oaks Rd., Waltham, Mass.	—	4,376 s/f	office/ retail	lease
Diversified Project Management	self	R/D Tech	—	48 Woerd Ave., Newton, Mass.	—	60,000 s/f	commercial/ office	lease
205 Arlington St. Realty Trust	Heritage Corp.	Danish Pastry House	—	205 Arlington St., Watertown, Mass.	—	2,625 s/f	retail	lease
—	The Norwood Group	Helios Investments, LLC	—	302 Continental Blvd., Merrimack, N.H.	\$1.1million	6.8 acres	land	sale
EHV Revocable Trust	McLaughry Commercial	Loden, LLC	—	Olcott Dr., Wilder, Vt.	\$425,000	4,800 s/f	commercial	sale
The Flatley Co.	self	Experian Information Services	Thompson Doyle Hennessey & Stevens	35 Braintree Hill Office Park, Braintree, Mass.	—	2,684 s/f	office	lease
Roslindale Shopping Center	ATS Realty	Roslindale Realty Group, LLC (Rubicon RE Holdings)	—	628-672 American Legion Hwy., Roslindale, Mass.	\$15.825 million	110,000 s/f	retail	sale
PAC/SIC, LLC	self	Linear Retail Properties LLC	self	Burlington Mall Rd., Burlington, Mass.	\$10.9 million	33,065 s/f	retail	sale
40 Broadway Realty Trust	M&J Associates	—	Mid-America Corp and Block & Co.	40 Broadway, Taunton, Mass.	\$3.075 million	13,933 s/f (building)	retail	sale
Mansfield-Eastbrook Development Corp.	Northeast Retail Leasing & Mgmt. Co., LLC	Kohl's Department Stores	—	East Brook Mall, Mansfield, Conn.	—	84,000 s/f	retail	lease
—	Capstone Properties	National Wholesale Liquidators	The Dartmouth Co.	Elmwood Ave., Cranston, R.I.	—	70,000 s/f	retail	lease
Columbus Plaza	GVA Williams of Conn.	Price Rite	The Proto Group	150 Columbus Blvd., New Britain, Conn.	—	32,000 s/f	retail	lease
Saugus Plaza	Finard & Co.	Bed Bath & Beyond	Finard & Co.	Rte. One, Saugus, Mass.	—	27,285 s/f	retail	lease
Urstadt Biddle Properties	Northeast Retail Leasing & Management Co.	BomBay Co. and Famous Footwear	—	Townline Square, Meriden, Conn.	—	13,892 s/f	retail	lease
KGI Properties	self	Bridgewater Savings Ruby Tuesday, Inc. Quiznos	—	Bay St., Taunton, Mass.	—	4,500 s/f 7,000 s/f 2,000 s/f	retail	lease

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Credit Suisse First Boston	Cushman & Wakefield	Congress Group and Praedium Group	—	Route 20, Wayland, Mass.	\$16.5 million	407,938 s/f	office	sale
Beacon Capital Partners, LLC	Lynch Murphy Walsh Advisors	Ernst & Young	Trammell Crow Co.	200 Clarendon St., Boston	—	146,496 s/f	office	lease
Larosa Trust	The Begley Companies	Delcarmine Trust	—	18-20 Delcarmine St., Wakefield, Mass.	\$3.375 million	46,000 s/f	commercial	sale
Joseph Brennan	United Multifamily Real Estate Services	Kurt O'Donnell	—	4-6 Lyndhurst St., Dorchester, Mass.	\$1.035 million	8 units	residential	sale
Cedar Hill Nominee Trust	Investment Property Specialists, Inc.	Pointcare Technologies	Meredith & Grew	181 Cedar Hill St., Marlborough, Mass.	—	9,710 s/f	office	lease
Borwei Tsay	O'Brien Commercial Properties, Inc.	A&L Realty Trust	—	160 Ayer Rd., Littleton, Mass.	\$300,000	3,215 s/f	commercial/ office	sale
Darmar Realty, LLC	Rodman Real Estate	Big Sisters of Rhode Island	—	120 Lambert Lind Hwy., Warwick, R.I.	—	2,455 s/f	office	lease
Equity Residential	Boston R.E. Partners, Inc.	Mass. General Hospital	—	80 Staniford St., Boston	—	20,000 s/f	office	lease
BGI Holdings, III	Hunneman Commercial	Spectro Analytical Instruments	Richards Barry Joyce & Partners	450 Donald Lynch Blvd., Marlborough, Mass.	—	14,141 s/f	office	lease
Huttig Building Products	J.L. Davis Realty	DL Properties	—	Sharon Industrial Park, Sharon, Vt.	—	49,525 s/f (building)	commercial	sale
Chimney Corners Corp.	Pomerleau	Schwann's Home Service, Inc.	—	Brentwood Industrial Park, Colchester, Vt.	\$382,500	6.74 acres	commercial	sale