

**ne monthly sales and lease report****As Reported In The New England Real Estate Journal**

Month of August, 2006

*Key: Desc = Property Type; S/L = Sale or Lease*

| SELLER/LESSOR                 | REP. OF SELLER                       | BUYER/LESSEE                            | REP. OF BUYER                      | ADDRESS   | PRICE          | SIZE  | DESC.                     | S/L   |
|-------------------------------|--------------------------------------|---|------------------------------------|---|----------------|---|---------------------------|-------|
| Southbridge Associates II     | Winchester Capital                   | Stag-Capital Partners                   | Stag-Capital Partners              | 70 and 35 Optical Dr., Southbridge, Mass.       | \$8 million    | 198,984 s/f                                 | commercial                | sale  |
| Stride Rite Corp.             | Spaulding & Slye                     | RFP Advisors and Juniper Advisory Svcs. | —                                  | 13 Centennial Dr., Peabody, Mass.               | \$7.8 million  | 134,164 s/f                                 | office/comm'l.            | sale  |
| I.F. DiCenso Trust            | Thompson Doyle Hennessey & Stevens   | Keystone Automotive Industries          | Lincoln Property Co.               | 80R Industrial Way                              | —              | 37,000 s/f                                  | commercial                | lease |
| Berkshire Retail - L, LLC     | Blanchflower Real Estate             | Linear Retail Properties                | Blanchflower Real Estate           | 568 Main St., Leominster, Mass.                 | \$1.98 million | 18,205 s/f                                  | retail                    | sale  |
| Fitz Inn Parking              | Hunneman Commercial                  | Triangle Team, LLC                      | Chandler Co.                       | 607 Boylston St., Boston                        | —              | 2,580 s/f                                   | office                    | lease |
| KBS Realty Advisors           | Richards Barry Joyce & Partners      | Kronos Inc.                             | Trammell Crow Co.                  | Six Omni Way, Chelmsford, Mass.                 | —              | 51,300 s/f                                  | office                    | lease |
| Amherst Street Village Center | American Retail Properties           | Cold Stone Creamery                     | CB Richard Ellis and Cardente R.E. | Cellu Dr., Nashua, N.H.                         | —              | 1,242 s/f                                   | retail                    | lease |
| Astoria Properties, LLC       | Grubb & Ellis                        | JCAV, LLC (James Verra & Assoc.)        | —                                  | 101 Shattuck Way, Newington, N.H.               | —              | 1,814 s/f                                   | office                    | sale  |
| Astoria Properties, LLC       | Grubb & Ellis                        | Rasukesh, LLC                           | —                                  | 101 Shattuck Way, Newington, N.H.               | —              | 4,008 s/f                                   | office                    | sale  |
| Astoria Properties, LLC       | Grubb & Ellis                        | Mark Brown, DDS                         | —                                  | 101 Shattuck Way, Newington N.H.                | —              | 2,172 s/f                                   | office                    | sale  |
| Connolly Bros., Inc.          | Meredith & Grew                      | CSL International, Inc.                 | —                                  | 152 Conant St., Beverly                         | —              | 16,919 s/f                                  | office                    | lease |
| Connolly Bros., Inc.          | Meredith & Grew                      | Conquest Business Medea, Inc.           | —                                  | 152 Conant St., Beverly                         | —              | 10,345 s/f                                  | office                    | lease |
| Connolly Bros., Inc.          | Meredith & Grew                      | Meridian Associates, Inc.               | —                                  | 152 Conant St., Beverly, Mass.                  | —              | 9,000 s/f                                   | office                    | lease |
| ACI Investments, Inc.         | Leeming & Co.                        | Management Insight Technologies, Inc.   | Phoenix Commercial Real Estate     | 118 Turnpike Rd., Southborough, Mass.           | —              | 6,114 s/f                                   | office                    | lease |
| Marian Chase & Carole Sansone | Coldwell Banker Comm'l. Scalzo Group | William & William Granata               | Prudential Adam Realty             | 4 Main St., New Milford, Conn.                  | \$580,000      | —   | retail                    | sale  |
| —                             | Paramount Properties                 | —                                       | Scotti & Associates                | 146 West River St., Providence, R.I.            | \$1.25 million | 40,000 s/f                                  | commercial                | sale  |
| First Stamford Place          | W & M Properties                     | DHR International, Inc.                 | —                                  | First Stamford Pl., Stamford, Conn.             | —              | 1,787 s/f                                   | office                    | lease |
| 41 Webb Realty                | Rodman Real Estate                   | C.P.B. Realty, LLC                      | Stone Tower Properties             | Pennacosssett Industrial Park, Cranston, R.I.   | \$535,000      | 7,700 s/f                                   | commercial                | sale  |
| Nineteen Sixty Associates     | William Raveis Real Estate           | Nickabam, LLC                           | Press/Cuozzo Commercial Services   | 1970-74 Whitney Ave., Hamden, Conn.             | —              | 1.6 acres                                   | land                      | lease |
| Hamden Three Investors, LLC   | DePodesta Real Estate Estate Co.     | Conn. Community Investment Corp.        | Dow Real Estate                    | 2313-15 Whitney Ave., Hamden, Conn.             | —              | 3,232 s/f                                   | office                    | lease |
| Tatnuck Associates            | CB Richard Ellis/NE Multihousing     | Northland Investment Corp.              | —                                  | Brookside Ave., Worcester, Mass.                | —              | 120 apartments                              | residential               | sale  |
| SMC Holding Corp.             | CB Richard Ellis/INE                 | The Dolben Co.                          | —                                  | Pinehurst St. and Manchester St., Concord, N.H. | \$17.6 million | 150 apartments and 113 apts. and 45,000 s/f | residential/office/retail | sale  |
| —                             | —                                    | American Speedy Printing/Just Rewards   | McLaughry Commercial               | 443 Miracle Mile, Lebanon, N.H.                 | —              | 1,600 s/f                                   | retail                    | lease |
| —                             | —                                    | Ashforth Paradigm Capital Advisors, LLC | —                                  | Merrimack, N.H.                                 | \$12.5 million | 114,470 s/f                                 | office                    | sale  |
| Mary Berube                   | Coldwell Banker Millett Realty       | Shady Hill Holdings, LLC                | Worden Realty                      | 280 Minot Ave., Auburn, Me.                     | \$355,000      | 5,713 s/f                                   | commercial                | sale  |
| CA Investment Trust           | CB Richard Ellis/N.E.                | Dover North Professional Center, LLC    | —                                  | 51 Webb Pl., Dover, N.H.                        | \$3.3 million  | 37,788 s/f                                  | office                    | sale  |
| Bombardier Transportation     | J.L. Davis Realty                    | Gary and Makie Hull                     | J.L. Davis Realty                  | Websterville Rd., Barre, Vt.                    | —              | 3.5 acres                                   | commercial                | sale  |

**For a more complete list of sales and leases visit [rejournal.com](http://rejournal.com)**