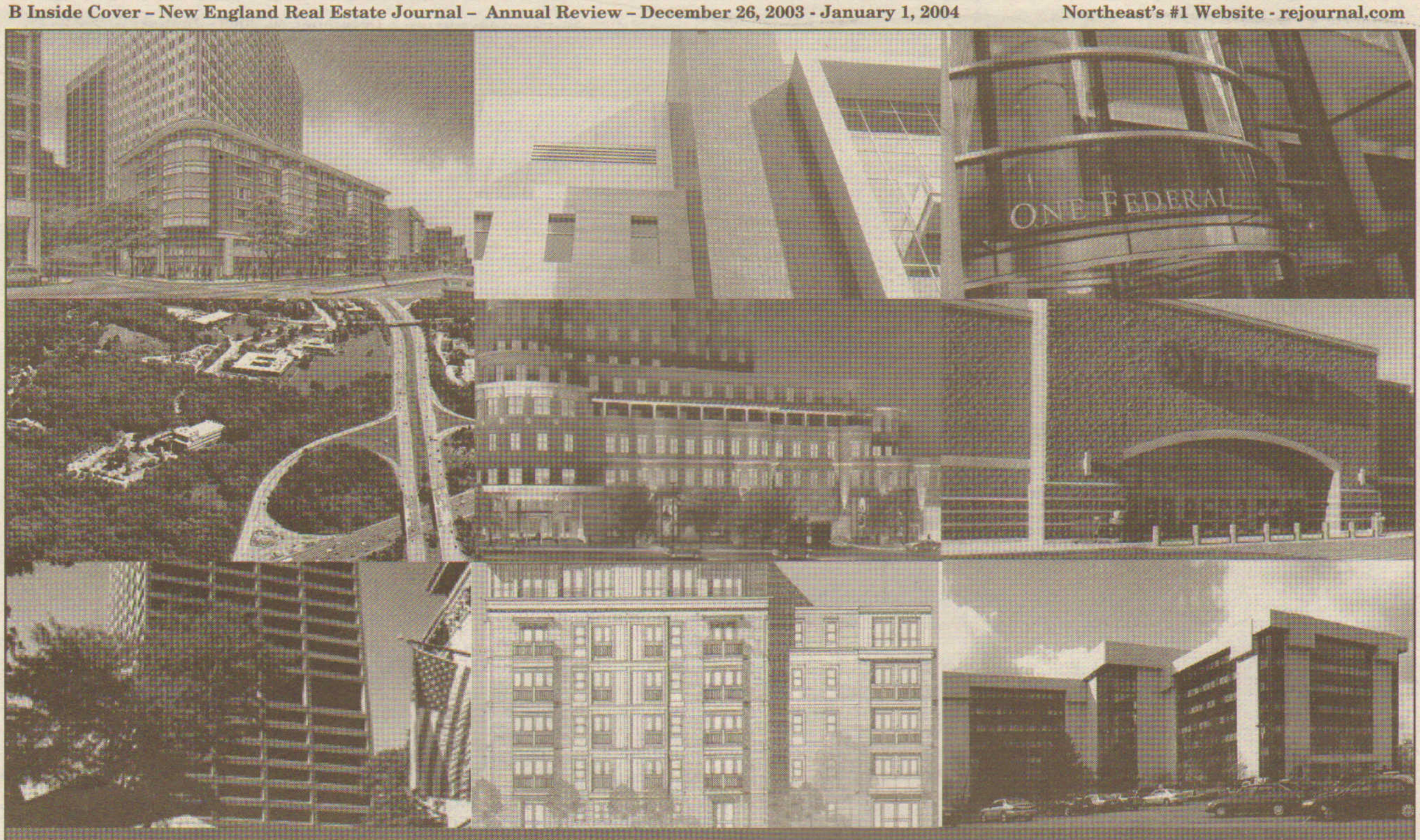
New England Real Estate Journal Spotlights 2003 Year in Review





MEREDITH & GREW

SELECT 2003 ACTIVITY

100 Cambridge Street
Boston, Massachusetts

DEVELOPMENT MANAGER
Owner: **MassDevelopment**
525,000 SF first-class office
35,000 SF retail
75 condominium units

Lexington Technology Park
Lexington, Massachusetts

MORTGAGE BROKERAGE
$30,500,000
secured first mortgage with
Principal Global Investors

One Beacon Street
Boston, Massachusetts

TENANT REPRESENTATION
Tenant: **MassHousing**
Landlord: **One Beacon, LLC**
121,400 SF

Kendall Square
Cambridge, Massachusetts

PROPERTY MANAGER
Lyme Properties' 1.3 million square foot, master-planned development

131 Dartmouth Street
Boston, Massachusetts

TENANT REPRESENTATION
Tenant: **Bain & Company, Inc.**
Landlord: **131 Dartmouth Street, LLC**
114,140 SF

St. Paul Residences
Brookline, Massachusetts

MORTGAGE BROKERAGE
$19,200,000
secured mezzanine and construction loan from a union pension fund

One Federal Street
Boston, Massachusetts

EXCLUSIVE LEASING AGENT
Landlord: **Jamestown & ING Clarion**
1,000,000 SF

Aviation Plaza
Linden, New Jersey

MORTGAGE BROKERAGE
$30,000,000
secured permanent financing with Nationwide Life on behalf of SSR Realty Advisors

1 Enterprise Drive
Quincy, Massachusetts

INVESTMENT SALES
Buyer: **Blue Cross Blue Shield of Massachusetts**
Seller: **State Street Bank**
350,000 SF

Meredith & Grew Incorporated
ONCOR
Worldwide Real Estate Services

160 FEDERAL STREET BOSTON, MASSACHUSETTS 02110
TEL: 617-330-8000 FAX: 617-330-8130 www.m-g.com

"We have only this **moment,**
sparkling *like a star in our hand*
- and melting like a **snowflake.**
Let us **use it** *before it is too late."*

Marie Beynon Ray

THE PEOPLE OF FINARD & COMPANY, LLC, Tracey J. Adams, Tanya L. Badger, Shawn A. Barrick, Laura M. Barse, Brenda S. Bean, Garry R. Bean, Mark A. Becker, Wayne J. Bilow, Alicia C. Bouthillette, Steven T. Brommer, Tammy J. Brown, Amy L. Bush, Brian P. Callahan, Elizabeth A. Campbell, Christopher J. Cardoni, Mark D. Carper, Stephanie Clark, Luann P. Clarke, Stephen T. Coffey, Daniel J. Connelly, Luisa C. Cora, Rachel E. Cormier, Lori A. Cram, Starr L. Currier, Kathy J. Cyr, Leo H. Daley, Teresa M. Delisi, Joshua Denney, Sharon A. DiFronzo, Jeffrey L. Dinsmore, Michael P. Dow, Colleen M. Downey, Richard A. Ducott, James L. Dupuis, Ann M. Durant, Jill A. Edwards, Bruce E. Eggleston, Kimberly A. Erickson, Robin A. Fazio, Philip J. Fenton, Todd B. Finard, William G. Finard, Deborah G. Fuller, William Gaddis, Robert D. Gardner, Julie A. Garrity, Kristin M. Glaude, Stephen Grimard, Robert T. Hayes, Lindsay C. Herron, Geri Ann Higgins, Ellen Jarvis, Thomas A. Jock, Brian L. Kelley, Brian M. Kennedy, Sally T. Krumrie, Tyler E. LaForce, Gilbert Lachance, Arlene A. Lanza, Ronald J. Lapage, William A. Lawler, Janice M. Leclair, Heather B. Legere, Robert K. Lemons, Lance Lesperance, Kelley M. Lord, Chelcey M. MacDonald, Donald Mace, Andrew C. Marken, Nola K. Martin, Todd R. Martin, Charlene R. McKeon, Kathleen M. McNamara, Paul McNamara, Doreen Middleton, Andrew A. Mirsky, Kristine A. Nangle, Iris N. Newtown, Cynthia M. Oatis, Grace Paige, Marybeth Pariseau, Renee L. Pariseau, Ronald J. Patnode, Ronald Perry, Patrick R. Portolese, Mark Philip Ray, Marjorie C. Regan, Mary-Helen Regan, Paul F. Rosenberg, Brandiann Russin, Maurice L. Shattuck, Phyllis P. Smith, Richard A. Smith, Steven Smith, Sylvia P. Snyder, Roger F. Stevenson, Caroline A. Stuart, William D. Sturgeon, Anne L. Sullivan, Carol Sullivan, David W. Tanner, Mark S. Tarbell, Heather R. Tremblay, Wendy L. Turner, Gary W. Waite, Mary K. Walsh, Peter M. Waning, Robert S. Whynott, Rachael E. Willis, SEND SINCERE WISHES FOR A JOYFUL HOLIDAY SEASON & A SAFE & PROSPEROUS NEW YEAR TO OUR CLIENTS, ASSOCIATES, & FRIENDS.

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JANUARY

Berwind Property sells 330,000 s/f Centennial Technology Ctr., Peabody, to Principal Life Ins. for $38 million

Hoben, K.&C. Norwood/Norwood Group broker 43,000 s/f ind./mfg. Site, Jaffrey, N.H., to Ran Nominee R.T. for $537,000

Cutler Assoc. developing 103,000 s/f Whitney Place A.L. for Continuing Care Mgmt.; T.A.T. architect

O'Hara of Coldwell Banker Comm'l. NRT brokers 174,000 s/f $5 million sale with Lee-Hird of O,R&L in Wallingford, Conn.

Flaherty-Lee of Meredith & Grew sell 45,000 s/f ind./whse. in Cambridge to Brookline Ventures for $2.5m

Galvin of H. Pearce sells 63,000 s/f ind. facility in Guilford, Conn. to Reliance Realty Partners for $2.1 million

New Boston Fund sells 142,000 s/f in Windsor, Conn. through CB Richard Ellis-Hartford for $12.35

O'Donnell of Fantini & Gorga/iCap arranges $15.2m for Cypress Lofts, Brookline, 45 luxury condos; at Cypress St.-Rte. 9

Ashworth Mortgage places $3.8m to Aero Plastics for 144,000 s/f light ind. on 12 acres in Leominster, Mass.

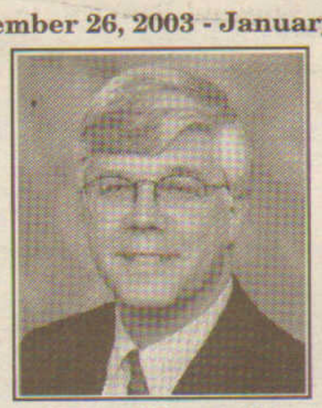
Nahigian/Auburndale Realty sells 32,355 s/f dist. facility for Weyerhaeuser to Bury Panels for $1.1 million

LMRES/Spectrum arranges $6m for Weyerhaeuser's 60,000 s/f in Freetown at Campanelli Business Park

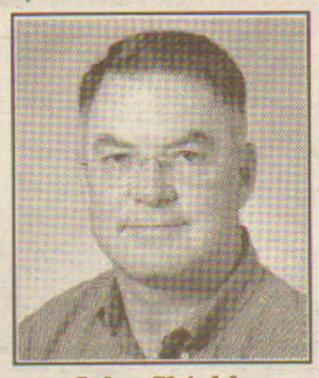
Starwood Tiverton breaks ground for $90m 290 unit A.L. community in R.I. for New England Property Holdings

Ripp-Agnew of Insignia/ESG lease 113,532 s/f offices for The Beal Cos. in Waltham to KeySpan Energy with Beal

CB Richard Ellis negotiated $12.35m sale of 161,000 s/f in Griffin Office Ctr., Windsor, Conn. for USAA Real Estate



Tim O'Donnell
FANTINI & GORGA/ ICAP REALTY



John Shields
REALTY EXECUTIVES



Jonathan Kay
KAY CONSTRUCTION



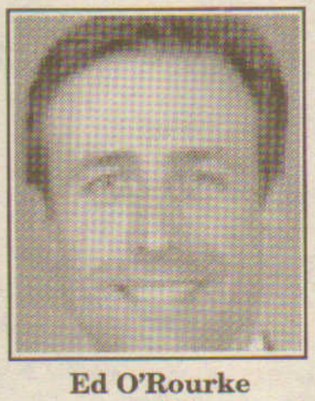
Richard Fontaine
FONTAINE R.E.



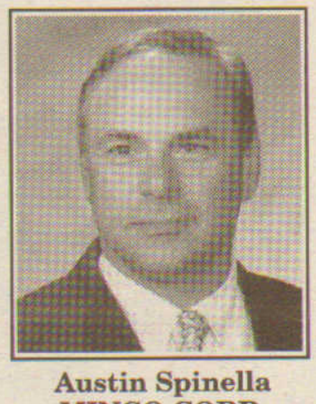
Lou Belezos
WORLD SAVINGS BANK



David Iannuccilli
RE/MAX PROFESSIONALS



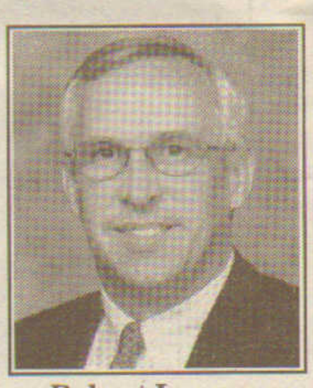
Ed O'Rourke
IFMA



Austin Spinella
MINCO CORP.



Howard Katz
THE KATZ COS.



Robert Lemons
FINARD & CO.



Eleanor White
HOUSING PTRS.



Timothy Harwood
L.J. MELODY

Spagnolo Gisness & *Associates*

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Announces Financing for
BROOKS PROPERTIES PORTFOLIO
10 Office/Industrial Properties
LOCATED IN MASSACHUSETTS & NEW HAMPSHIRE
Long Term Fixed Rate Mortgage
Placed with KeyBank Real Estate Capital as Correspondent
$44,600,000

Announces The Financing of
THE ESTATES AT LONGYEAR
LOCATED IN BROOKLINE, MA
Institutional Equity
Placed with Equity Investor
$10,800,000

Announces The Financing of
CORPORATE OAKS I
LOCATED IN HERDON, VA
Single Tenant Office Property
Fixed Rate Financing
Placed with Life Insurance Co.
$6,850,000

Announces The Financing of
15-19 KEEWAYDIN DRIVE
LOCATED IN SALEM, NH
Office/Industrial
Floating Rate Financing
Placed with Commercial Bank
$5,650,000

Announces The Financing of
111 & 121 ROBERTS STREET
LOCATED IN E. HARTFORD, CT
Industrial/R&D Property
Fixed Rate Financing
Placed with Conduit Lender.
$3,950,000

Announces The Financing of
13-17 TEMPLE STREET
THE QUINCY PATRIOT BUILDING LOCATED IN QUINCY, MA
31,000 S/F Office Property
Fixed Rate Financing
Placed with Conduit Lender
$2,240,000

Announces The Financing of
540 MYLES STANDISH BLVD.
LOCATED IN TAUNTON, MA
Permanent Financing
Fixed Rate Financing
Placed with Savings Bank
$1,925,000

Announces The Financing of
3 CONTIGUOUS WATERSIDE BEACON PROPERTIES
LOCATED IN BACK BAY
Luxury Residential Condominiums
Floating Rate Financing
Placed with Commercial Bank
$21,000,000

Announces The Financing of
RT. 111 DEVELOPMENT
OFFICE, GOLF COURSE AND RELATED FACILITIES LOCATED IN DERRY, NH
Construction Loan
Floating Rate Financing
Placed with Commercial Bank
$7,500,000

Announces The Financing of
5 BRANCH STREET
LOCATED IN SALEM, NH
Ground Lease Financing
Floating Rate Financing
Placed with Commercial Bank
$6,000,000

Announces The Sale of
RIVERSIDE MOBILE HOME PARK
LOCATED IN ROCHESTER, NH
200 units
$5,200,000

Announces The Financing of
910 BEACON STREET
LOCATED IN BROOKLINE, MA
Condominium Construction Financing
Floating Rate Financing
Placed with Savings Bank
$2,400,000

Announces The Financing of
5 NORTHEASTERN BLVD.
SALEM, NH FOR BROOKS PROPERTIES
26,000 Office Property
Floating Rate Financing
Placed with Commercial Bank
$2,000,000

Announces The Financing of
69 Galen Street
Located in Watertown, MA
Condominium Construction Loan
Floating Rate Financing
Placed with Commercial Bank
$1,550,000

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Barry P. Winer
Jeffrey Rome David Jacobs Dan Kerner

JANUARY

Pro Con named CM for Gordon College's 39,000 s/f Wenham, Mass. residence hall designed by PCI

Cronin-Carroll of Meredith & Grew broker Worcester Corporate Ctr. land to American Red Cross for 24,854 s/f HQ

Mullin of Hurwit & Simons sells 215 condominiums in Cheshire, Conn. for New Haven Savings Bank for $2.5m

Atlantic Tambone starts 45,000 s/f self storage facility in Burlington Ctr., Mass.; Aberthaw GC; Roth & Seelen architect

Putprush of Grubb & Ellis sells 562,000 s/f 501 Boylston St., Boston for MetLife to Beacon Capital for $122 million

Beckeman & Blakely of Finard & Co. complete 3 sales for Retailers Realty Tr., 73,590 s/f, in 3 states for $4.66 million

RLMCO brokers $4.1m sale of 9 bldg. office/retail complex, 55,000 s/f, for Samsel to S. Windsor Realty

Suffolk Construction named GC for 57,700 s/f residence hall at Merrimack College in North Andover designed by Sasaki

John, Leo & Joseph Corcoran presented Robert Swain Distinguished Service Award by GBREB

New 14,490 s/f Walgreens opens at Gateway Plaza, Manchester, Conn. developed by Location Realty & Stonestreet Corp.

Michael Fox Int'l. auctions 130 acre Fore River Shipyard site to auto dealer Dan Quirk or $9 million

Pisacano of Shoreland sells 11 unit apartment building in Centerville, Mass. for $1m; financing by Cape Cod Five Savings

National Development signs renewal of 122,800 s/f to Fishery Products for freezer/distribution site in Peabody

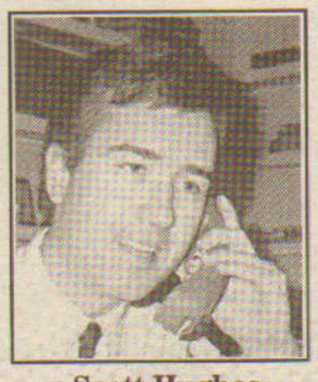
Stevens of GVA/TDH&S leases 81,266 s/f whse./dist. site in Wilmington, Mass. with Porter & Ross of Begley Company



Andy Ravech
HUNNEMAN MANAGEMENT



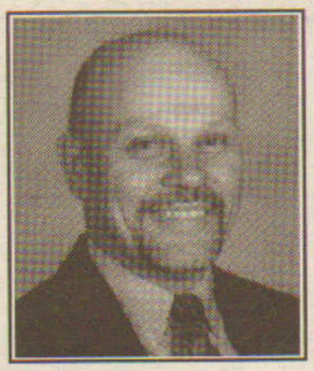
Doug MacMillan
MACMILLAN & SONS



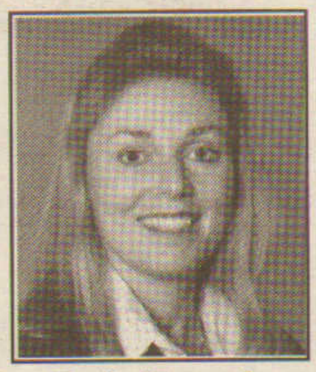
Scott Hughes
HUGHES & CO.



Brent Maugel
MAUGEL ARCHTS.



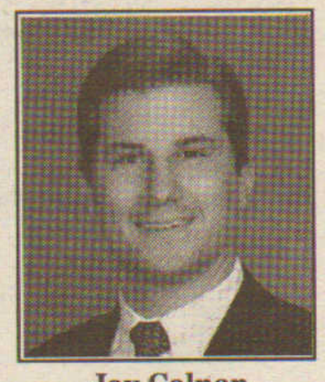
Phil Hammond
CULLINAN ENGINEERING



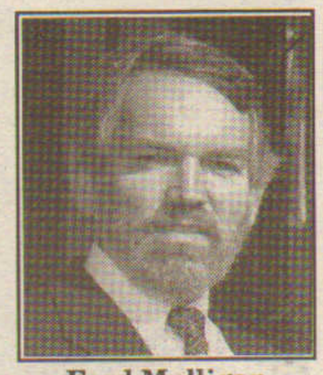
Shaila Kennedy
LEE KENNEDY CO.



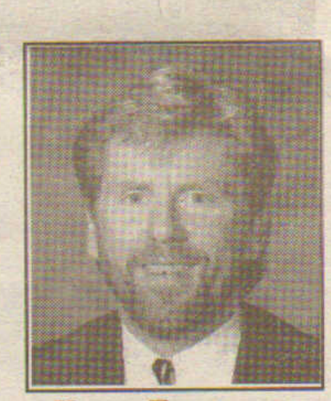
Ron Brouillard
THE DARTMOUTH GROUP



Jay Calnan
J. CALNAN & ASSOC.



Fred Mulligan
CUTLER ASSOC.



Vance Freymann
CONSIGLI CONSTRUCTION



Peter Steffian
STEFFIAN BRADLEY ARCHTS.



Mike Quinn
MEREDITH & GREW

Wishing you peace and happiness at this Holiday Season and throughout the coming New Year.

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Shell Oil Products
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Tribotek
Tyco Electronics



In the spirit of the season, we at Grubb & Ellis would like to thank all of our clients for their continued support and dedication to our company.

We are looking forward to working with you again in 2004.

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FEBRUARY

Roth-Winters-Townsend/C&W lease 160,000 s/f for Bulfinch Cos. with Majewski-Ripp of Insignia/ESG

KGI Properties nears completion of 600,000 s/f Hooksett Commons; $20m site anchored by Target, Kohl's, BJ's, Staples

J.R. Mullins completes $16.5m 3rd phase of Kimball Court , Woburn; Russell Scott Steedle & Capone archt.

L.J. Melody arranges $118m financing for Merritt 7 Corporate Park, Norwalk, with Northwestern Mutual for Merritt 7

RAM Mgmt.'s 136 unit $17m RiverPlace, S.Portland, nears completion; O'Sullivan archt., Callahan GC

Matthews Comm'l. brokers $3.1m sale of10 acre self storage in Waterbury, Conn. to Edgewood Capitol Partners

Trammell Crow's Hines, Boyle, Mulvey & Gurtler lease 35,000 s/f for Lend Lease R.E.I. in Lexington's Kiln Brook

Marwick Assoc. & Dacon break ground for 108,000 s/f General Mills distribution facility in Fiber Tech Ctr., Haverhill

Swartz-Smith-Daume of Spaulding & Slye sell 782,000 s/f Mellon Financial Ctr., Boston, for $265m

Sidel of EagleBridge Capital arranges $8.925m for 103,000 s/f Sharon, Mass. warehouse; Campanelli GC

New Boston Fund acquires 268,672 s/f 111 Huntington Ave. offices from American Tower; TCC broker

Struever Bros., Eccles & Rouse & Armory Revival plan $45m 300,000 s/f Rising Sun Mills, Providence, renovation project

J.M. Feeney arranges $7m for Conroy Dev.'s 42,700 s/f Bldg. 33 in Charlestown Navy Yard

Chase-Riekstins of N.E. Realty Resources place $3.75m on 55,000 s/f office/dist. facility in Boylston, Mass.



Norman Radow
RADCO COS.



Ron DiPerri
TFM ASSOCIATES



John Connor
VANTAGE BUILDERS



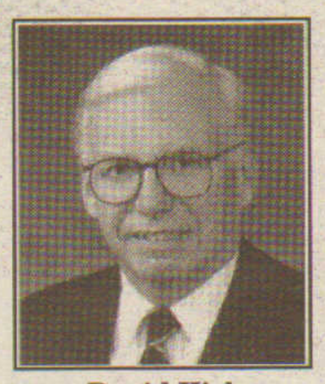
Elliot Ravech
ELLIOT & CO.



Sally Murdock
BARTLETT TREE EXPERTS



Jonathan Boyar
WATCH ALL INC.



David Kirk
KIRK & CO.



Sam Thomas
SPERRY VAN NESS



Ann Rendle
NORTHEAST ASSN. OF REALTORS



Joseph Corcoran
CORCORAN JENNISON

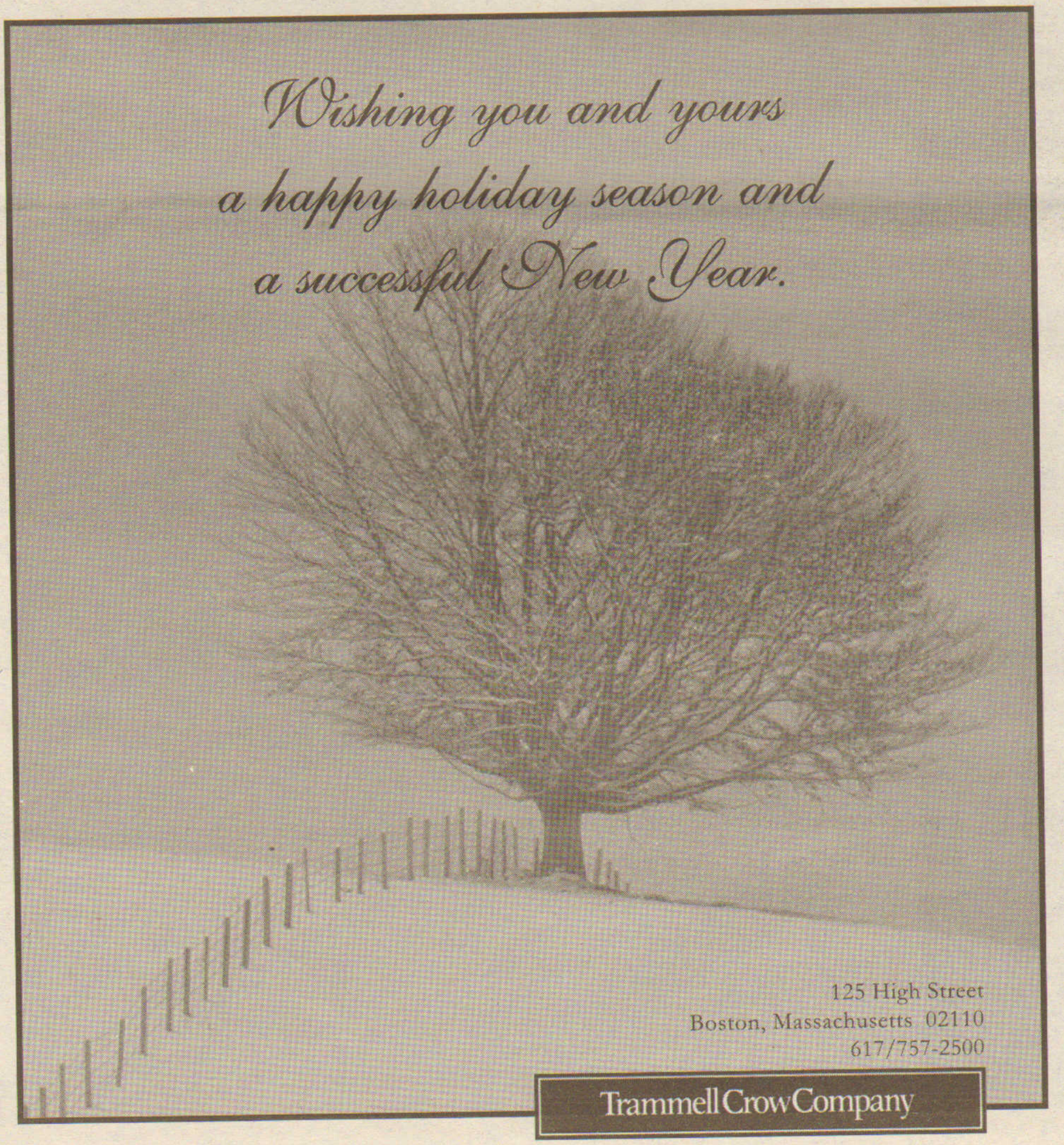


Debra Haskell
WINTHROP R.E. ADVISORS



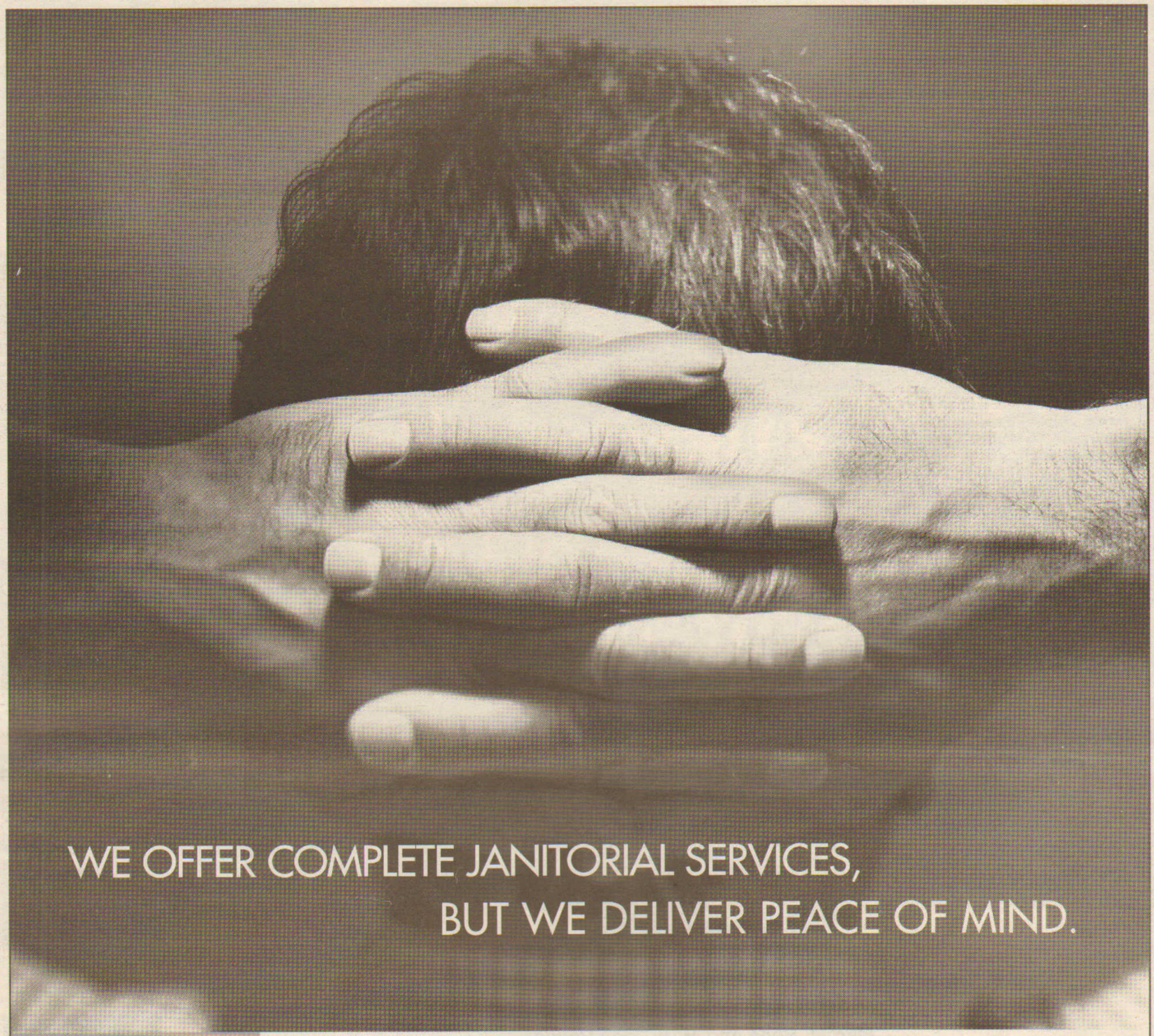
Lawrence Berman
BERMAN ADJUSTERS

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a happy holiday season and
a successful New Year.



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FEBRUARY

National Development buys $30m 204,000 s/f Boxborough Technology Pk. from Setra Systems

Harvey Construction completes $11.4m addition/renovation to gym at Keene State College; HNTB designs 46,000 s/f

Witten-Nolletti of Marcus & Millichap sell Stony Brook Village, 165 apts., East Haven, Conn. for $16.5m

Diversified Project Mgmt. completes 43,759 s/f build-out for Eastern Bank's Boston corporate headquarters.

CB Richard Ellis negotiated $1.395m sale of 62,000 s/f offices in Hartford to CPTV for New England L.P.

Thompson-Lanne of Spaulding & Slye lease 24,000 s/f for Archon with James Boudrot of Hunneman Commercial

Howard & White of U.S. Properties broker $950,000 sale of 12,200 s/f strip center in Groton, Conn.v

Phelan-Douvadjian of Meredith & Grew secure $20.5m for Lexington Technology Park, 361,000 s/f; site is Raytheon HQ.

McEvoy of Conrad Group leases 47,365 s/f in York Industrial Park, Randolph, to Venture Tape & Burgess

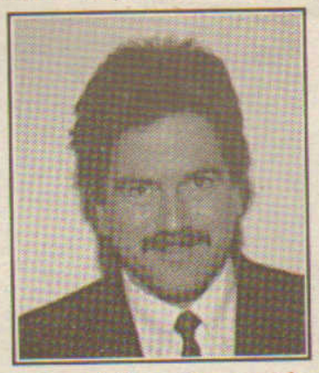
Kerrigan of Grubb & Ellis leases 51,000 s/f flex space in Bedford, Mass. with Aitken of Hunneman to Nova Biomed

Urstadt Biddle Properties acquires 40,000 s/f Green's Farms Plaza, Westport, Conn. for $10.1m

LMRES/Spectrum arranges $5.6m for BJ's Wholesale Club's 115,600 s/f in Framingham; Sidel & Hegenbart broker

Blakely of Finard & Co. closes $5.725m sale of 50,205 s/f Milford (Mass.) Sq. S.C. for Uxbridge Shopping Center

CBL & Associates adds 21,300 s/f Michael's Arts-Crafts and 10,000 s/f I-Party at Waterford (Conn.) Commons S.C.



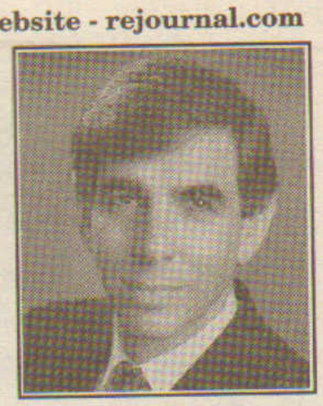
David Bongiovanni
HARVARD MGMT.



Michael Grill
FAIRLANE PROPERTIES



John Barry
RICHARDS BARRY JOYCE & PTRS.



Alvin Epstein
HOLLIDAY FENOGLIO FOWLER



Tom Fini
FINI REAL ESTATE GROUP



Jim Pereira
FULCRUM ASSOC.



Maria Hopkins
MARIA HOPKINS ASSOCIATES



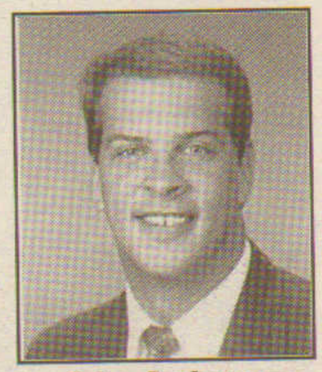
Tom Worth
CALCAGNI COMMERCIAL



Bob Rohrer
GRUBB & ELLIS/ COLDSTREAM RE



Stanley Hurwitz
HURWITZ P.R.

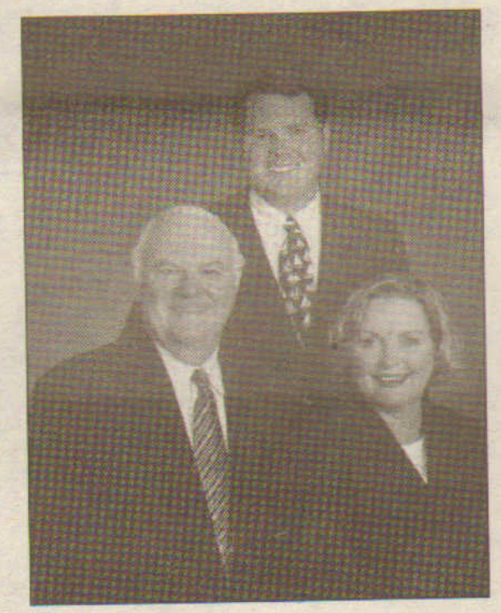


John Jackman
JACKMAN COMMERCIAL



Chris Leary
STUBBINS ASSOC.

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REALTORS



Marcel, Rene and Mary Jane Poyant

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for a joyous holiday
and a happy
and prosperous 2004.

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MARCH

Campanelli Cos. acquires 134,200 s/f, 43 acres in Stoughton from Teradyne for $6 million

CBRE/Whittier Ptrs. sells 75,000 s/f Norwood ind. site to Metropolitan Cabinet for $3.9 million.

Fini R.E. Group completes $2.13m sale of 9,900 s/f in Nashua with Atlantic Exchange to A.W. Perry

Pro Con building 95,000 s/f Homewood Suites by Hilton in Manchester, N.H.; $7.4m hotel designed by PCI Architecture

Prolman Realty sells 42,000 s/f Nashua commercial site to A.&P. Bonnette, former Best Ford property, for $1.6m

Brockwell of MJB R.E. Services brokers $1.55m sale of 25,000 s/f Norwalk retail property to Dan Marine LLC

O'Hara & Ludwig of Coldwell Banker Comm'l. lease 42,454 s/f in Wallingford for Winstanley Ent.

Rader Properties leases 104,723 s/f Lakeville Industrial site to CRA/Waste Mgmt.; former Paperama, Shaw's property

Hines, Gurtler, Roop of Trammell Crow lease 50,000 s/f in Waltham with Staubach, C.&W., S&SC, Nelson Cos.

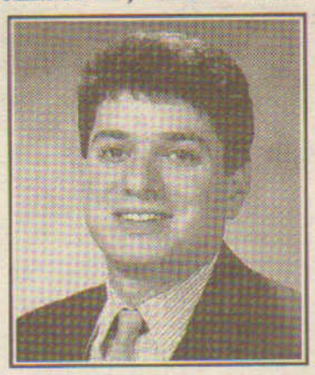
Flaherty of Meredith & Grew leases 48,000 s/f in Cambridge for Stimpson Properties to Transkaryotic Therapies

LMRES/Spectrum Financial arranges $10m for Tedeschi Realty with John Hancock Life for 59,919 s/f Stop & Shop

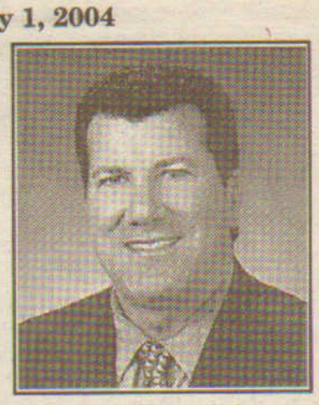
Marcone of Sentivany & Marcone arranges $5.7m refinancing for Grossman Cos. 36,000 s/f in Hingham and Wellesley

Nickerson Financial arranges $1 million for 13,300 s/f mixed use property for 11 Front Street Realty Trust

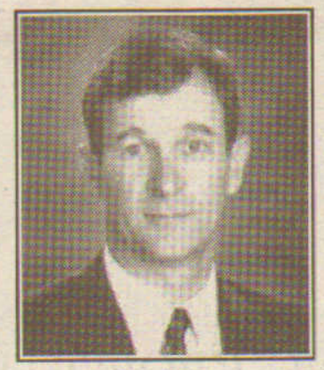
JT Callahan named CM for $22m Ashton Mills in Cumberland, R.I. by Forest City; Newport Collaborative architect



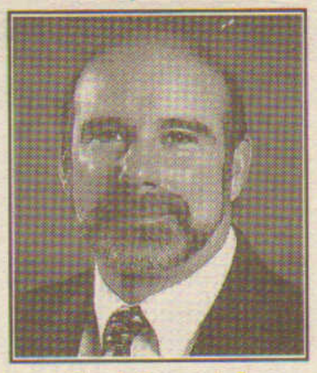
Jay Horne
CP MANAGEMENT



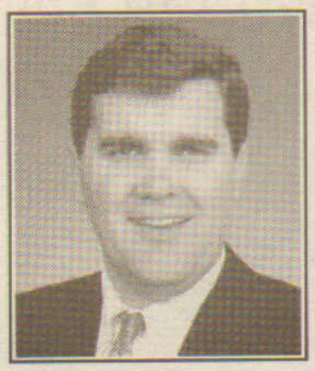
Sam Resnick
RESNICK REAL ESTATE GROUP



Jay Nuss
PARAMOUNT PARTNERS



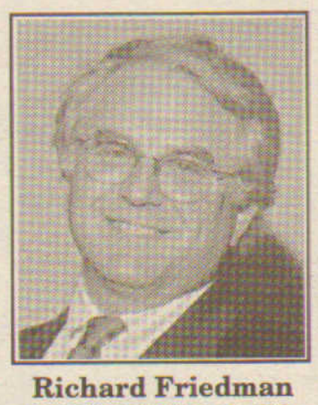
Carl Burwick
THE KATZ COS.



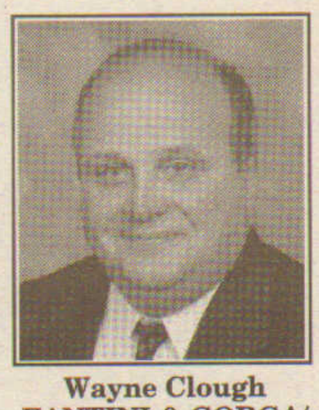
Bradford Dimeo
DIMEO CONSTRUCTION



Paul Stanley
STANLEY ROOFING



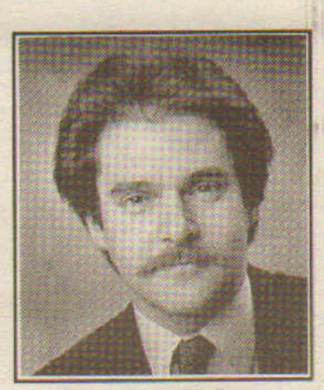
Richard Friedman
CARPENTER & CO.



Wayne Clough
FANTINI & GORGA/ ICAP REALTY



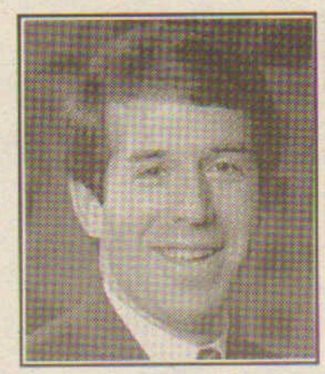
Michael Gallerani
VINCERE ASSOC.



Andrew Cohen
CENTURY INVESTMENT



Judy Tinkham
TINKHAM REALTY



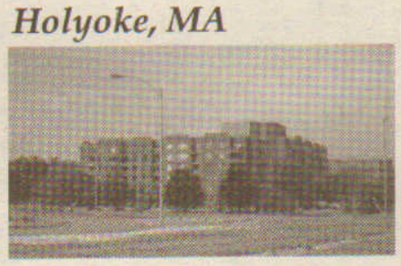
Bruce Percelay
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March

Davis Cos. completes $245m financing for Charles River Plaza with Conn. General Life, Teachers Ins. & Annuity
Hughes Properties & Eysenbach of R.W. Holmes cobroker $3m sale of 41,781 s/f for VVR Holdings to Candee Investments

G.J. Smith & Son brokers $20m 100 acre Milford, Conn. shopping center site for Ryder Trailer Pk.
Wadhams of Hayden Assoc. arranges $10.6m financing for 91,500 s/f High Ridge Center for Samuel Lotstein Realty

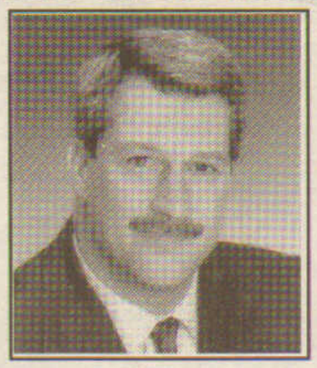
Stubblebine Co. & Kymalainen Realty sell 51,000 s/f ind. in Gardner, Mass. for $1.3m for M&H Tire Realty
Consigli Const. selected by Bowdoin College for $5m chapel restoration; Simpson Gumpertz & Heger engineer

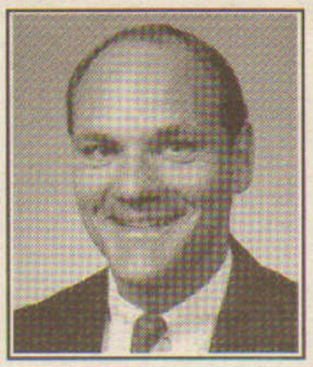
Vantage Builders completes 25,000 s/f $1.4m TV studios in Burlington, Mass. for Fox Sports Net New England.
Boyle, Fahey, Mulvery, Dalton, Graham & Twomey of TCC lease 91,000 s/f for Invesco, Brickstone, Boston Capital, Wakefield

Cronin of Meredith & Grew sells 60 acre Allen Farm in Shrewsbury to town for $6m for Allen Family
Schouten/O'Brien Comm'l. & Stubblebine lease 19,000 s/f for Orangewood Crawford to New England Fabricated Metals.

CB Richard Ellis arranges 66,639 s/f $4.25m sale for Mohawk Lechmere to Ceres-Newington LLC
Kushner Cos. leases 15,727 s/f at Christmas Tree Plaza in Orange, Conn. to Big Shoe Kloset; now 100% occupied

Plotkin of Northeast Retail Leasing & Mgmt. represents Town Fair Tire in Plymouth, Brockton and Natick
Central Plaza Realty leases 15,000 s/f at its center in Lowell to Midland Foods and Subway Shops

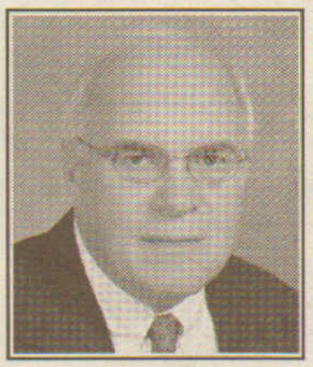

Jeff Finan
HAYES & SHERRY

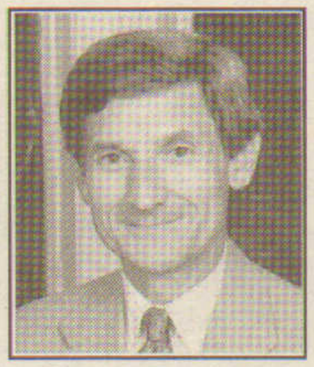

Michael Brown
TRAMMELL CROW

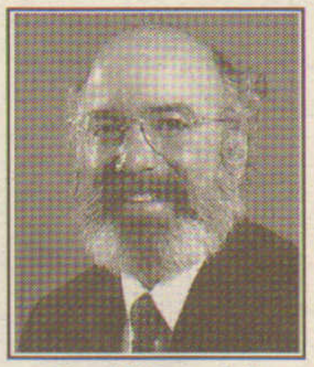

Patricia Amidon
AMIDON APPRAISAL


Jesse Amorin
TOWNE HOUSE REALTY

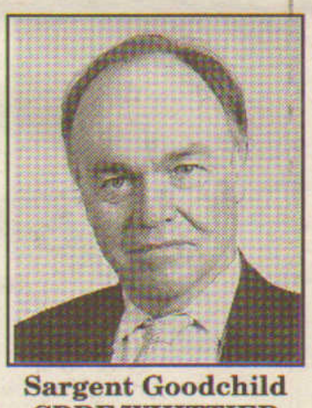

Jim Corrigan
CORRIGAN CO.

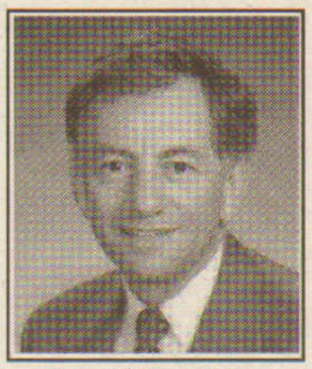

Edward Sentivany
SENTIVANY & ASSOCIATES


Charles Tseckares
CBT


David Burwick
THE KATZ COS.


Richard Perkins
LANDVEST

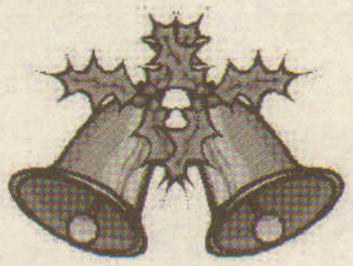

Sargent Goodchild
CBRE/WHITTIER PARTNERS


David Begelfer
NAIOP


Mark Mancuso
CBL & ASSOC.

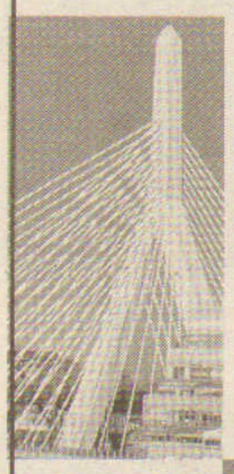
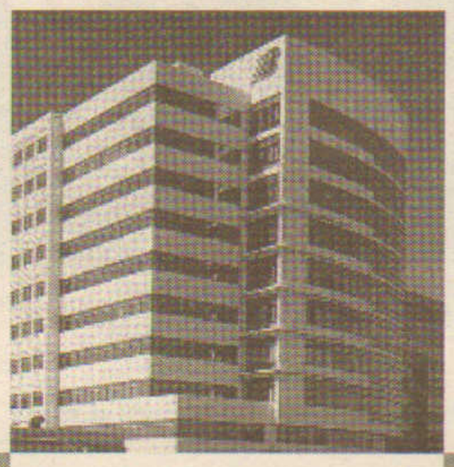
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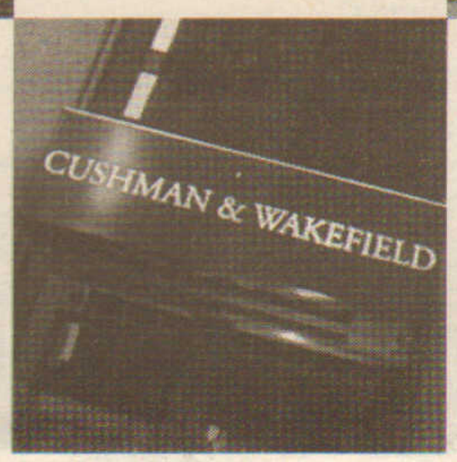
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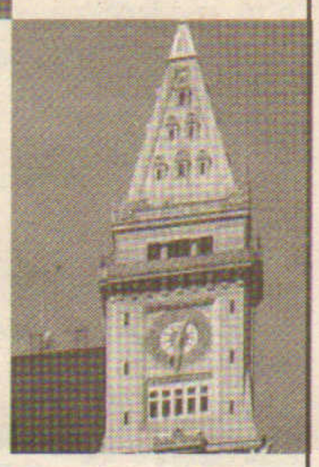


Season's Greeting
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APRIL

United Multi Family brokers sale of 24 Dorchester apts. for John Shirriff to Marc & Francine Tassy for $2.2m

Thomson-Ruggiero of Cushman & Wakefield sublease 65,184 s/f with Richards Barry Joyce & Ptrs. for Siemens to Tellabs

Connolly of CBRE/Whittier leases 37,578 s/f for Atlantic Tambone to Cytyc with McCarthy of Spaulding & Slye

Stabile Const. starts $14m 134 unit Windsor Terrace in Hooksett, N.H., designed by Burnell-Johnson Architects

Vear Comm'l. sells 30,700 s/f ind. facility for Zabella Inv. to 440 Harvey Rd. LLC with Norton Asset Mgmt. for $1.5m

Witten of Marcus & Millichap sells 2 Hartford apt. bldgs. for DBLE-R LLC to Preferred Hartford Properties for $4.328m

Morizio of Colliers Dow & Condon brokers $3.4m sale of 194,000 s/f former SNET bldg., Hartford to College St. LLC

Fantini & Gorga/iCap arranges $75m refinancing for Church Park, Boston; 508 apts., 75,000 s/f retail; 540 car garage

Swartz-Jamieson-Daume of S&SC sell 54,994 s/f 55 Court St., Boston, for First General to Berkeley & Starwood

Douvadjian-Butler of Meredith & Grew secure $8.5m from Salomon Smith Barney for 131 Tremont St., Boston offices

Saull-Smith of Love Funding arranges $7.365m for 147 bed Northwood Healthcare Center in Bedford, N.H.

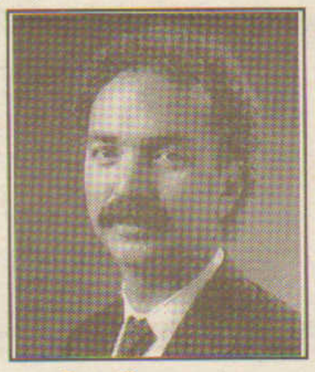
Integrated Builders to build 30,000 s/f processing facility for Tiffany in Cranston; SMRT archt.-eng. for $2.7m project

Sheldon Rodman assembles 270,000 s/f Eagle Sq. mixed use site for Feldco's $36m Providence plan

R.W. Holmes brokers $1.5m sale of 12,000 s/f off./retail bldg. in Sudbury for Brunjes Inc. to Adtech Systems



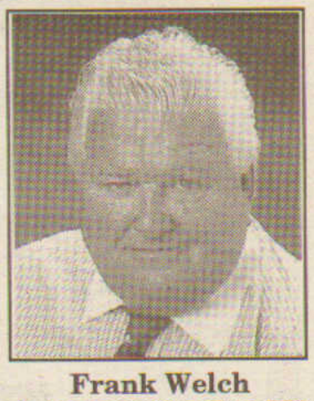
James Matthew
BLACKSTONE NEW ENGLAND



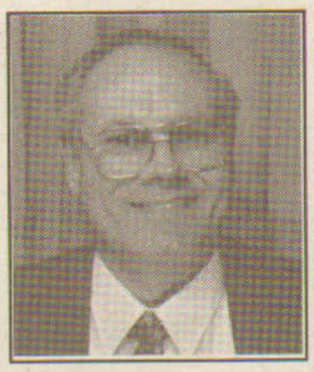
Jay Grossman
THE CODMAN CO.



Mike Joyce
RICHARDS, BARRY, JOYCE & PTRS.



Frank Welch
GAMMONS REALTY



Peter Carbone
P&R CARBONE



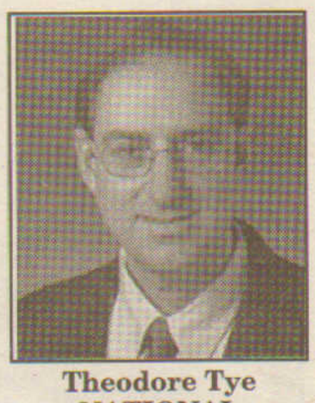
Paul Badeau
LEWISTON-AUBURN EDC



Mark Lacombe
NORTON ASSET MANAGEMENT



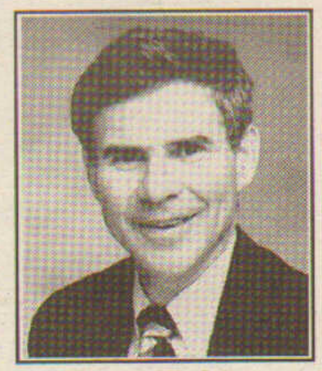
Thomas Menino
CITY OF BOSTON



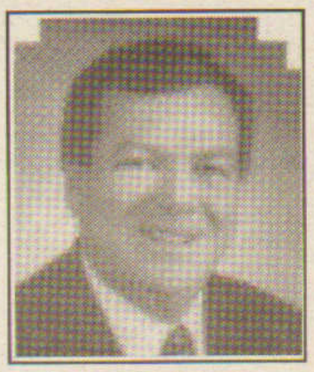
Theodore Tye
NATIONAL DEVELOPMENT



Polly Bryson
SPAULDING & SLYE COLLIERS



Terry Flahive
PRINCETON PROPERTIES

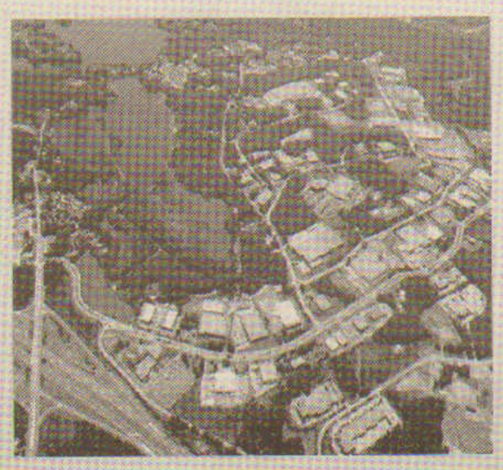


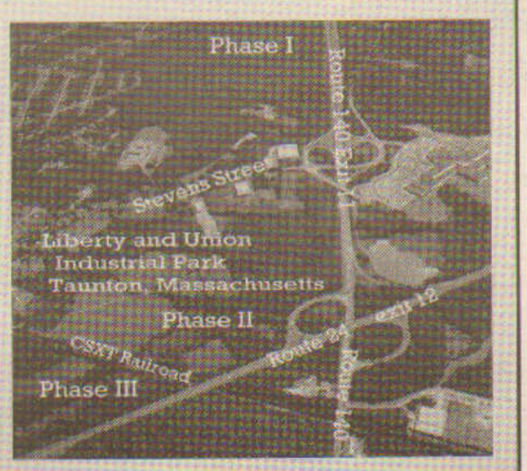
Larry Erickson
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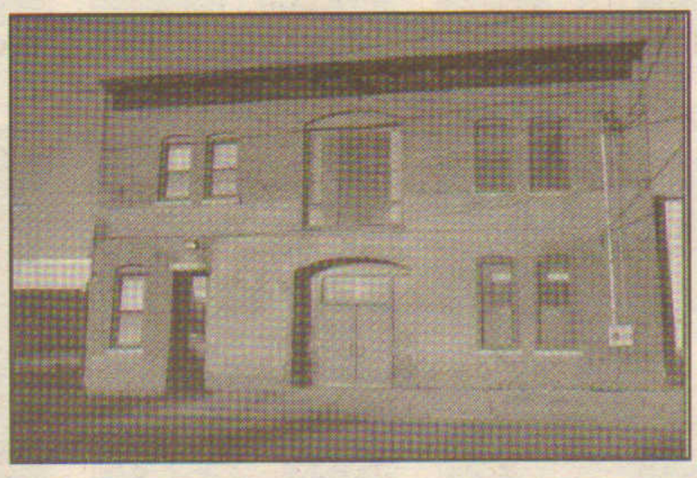
For information on these industrial parks and other industrial and commercial districts, please contact Richard L. Shafer

Taunton Industrial Development Commission | *Mayor's Office of Economic Development* | *Taunton Development Corporation*

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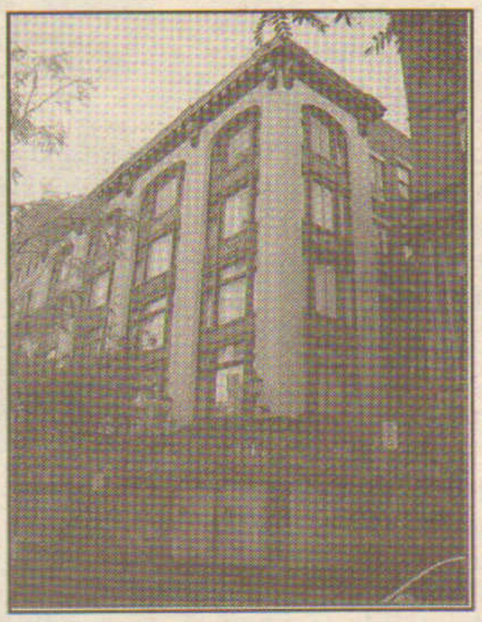
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7,500 S/F in award winning historic building anchored in the heart of dynamic, downtown Providence. Striking space designed to create a dramatic and efficient interior with parking available.

For Lease
225 Chapman Street



Newly Renovated Office Building.

11,000 square feet remaining on the first floor. Will subdivide. Custom fit with architectural services. Substantial parking. Easy access to 95 and 195.

For Lease
220 West Exchange Street



Smart Building!

Desirable location with easy access to Routes 95, 195, 10 and 6. Walk to Providence Place Mall and Kenedy Plaza. 12,500 sq. ft. remaining, will subdivide. Custom build with architectural Services. Parking.



For Lease/Sale
69 Richmond Street

Ideal location, walking distance to downtown Providence. Parking available. Approximately 18,000 square feet of custom designed space to suit any need. Will sub divide. Residential conversion possible.

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All Properties Owner Developed and Managed

April

Mt. Vernon Co. sells 200,000 s/f 1010 Mass. Ave. offices to City of Boston, converted by Percelay, for $31.5 million.
Clayco Const. selected design-builder for Jordan's 756,000 s/f HQ in Condyne-New Boston Fund's Union Ind., Park, Taunton

McLaughlin brokers sale of 26,000 s/f $2.05m office-retail in Beverly for George Vernet to Dan Chansky
Bond Bros. begins construction of 93,000 s/f at Mass. College of Pharmacy, Boston; Steffian Bradley Architects designer

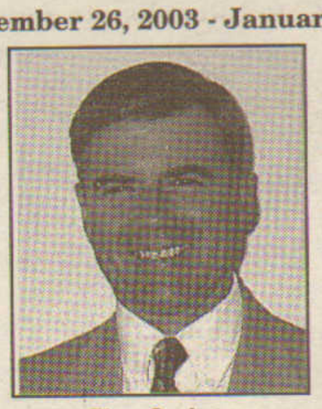
Keefe of HK Group sells 59,000 s/f Milford, Conn. mixed use to 670 Milford Realty LLC for $6.825 million
Blank of Levey Miller Maretz brokers $2.45m sale of 53,000 s/f for SM Newco Newington to First Brook Properties in Newington

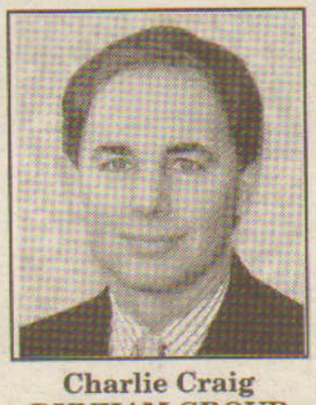
Nesson of Press/Cuozzo sells 30,000 s/f Hamden, Conn. ind. bldg. for Pegasus Mfg. for $1.35m
Trammell Crow handles 375,000 s/f Westboro Office Pk. sale for Archon Group to Westboro Realty Fund IV for $49.65 million

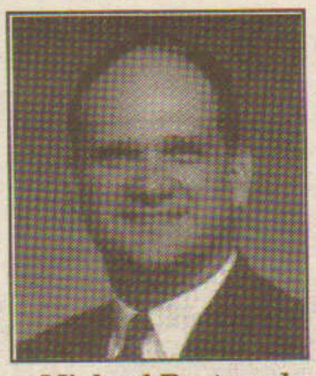
O'Brien Comm'l. leases 20,000 s/f at Hopkinton Industrial Park with CRESA & PMT Realty
Cronheim Mortgage arranges $1.45m for Farmingdale (Conn.) Plaza with 83,899 s/f Wal-Mart and Fleet Bank

New Boston Fund, NDC Dev., Mission Hill NHS joint venture sign 4 leases, 58,700 s/f, at One Brigham Circle
K Corp. signs two leases, 16,600 s/f, with Wells Market & Movie Gallery at 35,000 s/f Wells (Maine) Center

McNamara & Katz Assoc. sign Loehmann's to 30,000 s/f at Sherwood Plaza East in Natick
Pilla of Paramount Ptrs. brokers 33,324 s/f ground lease in East Boston for 15,517 s/f Walgreens for Stone Lion, Lombardo's


Jim Quinn
JK SCANLAN CO.


Charlie Craig
DUNHAM GROUP


Michael Bertrand
BERTRAND & ASSOC.

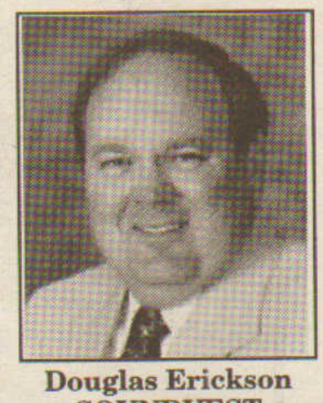

Paul Martini
A.J. MARTINI

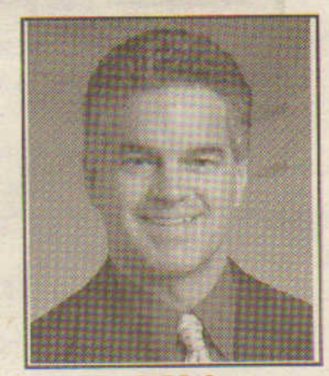

Kathleen Doyle
THOMPSON DOYLE HENESSEY & STEVENS

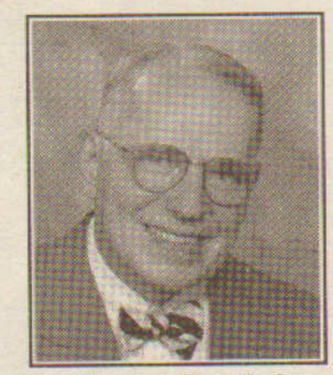

Tony McDonald
CBRE/BOULOS

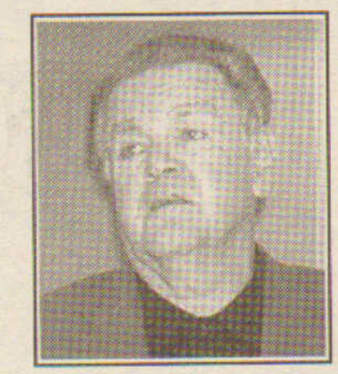

Pamela McKinney
BYRNE, MCKINNEY & ASSOCIATES


William Cronin
NORTON ASSET MANAGEMENT


Douglas Erickson
SOUNDVEST PROPERTIES


Mark Malone
MALONE COMM'L BROKERS


George Fantini
FANTINI & GORGA/ ICAP REALTY

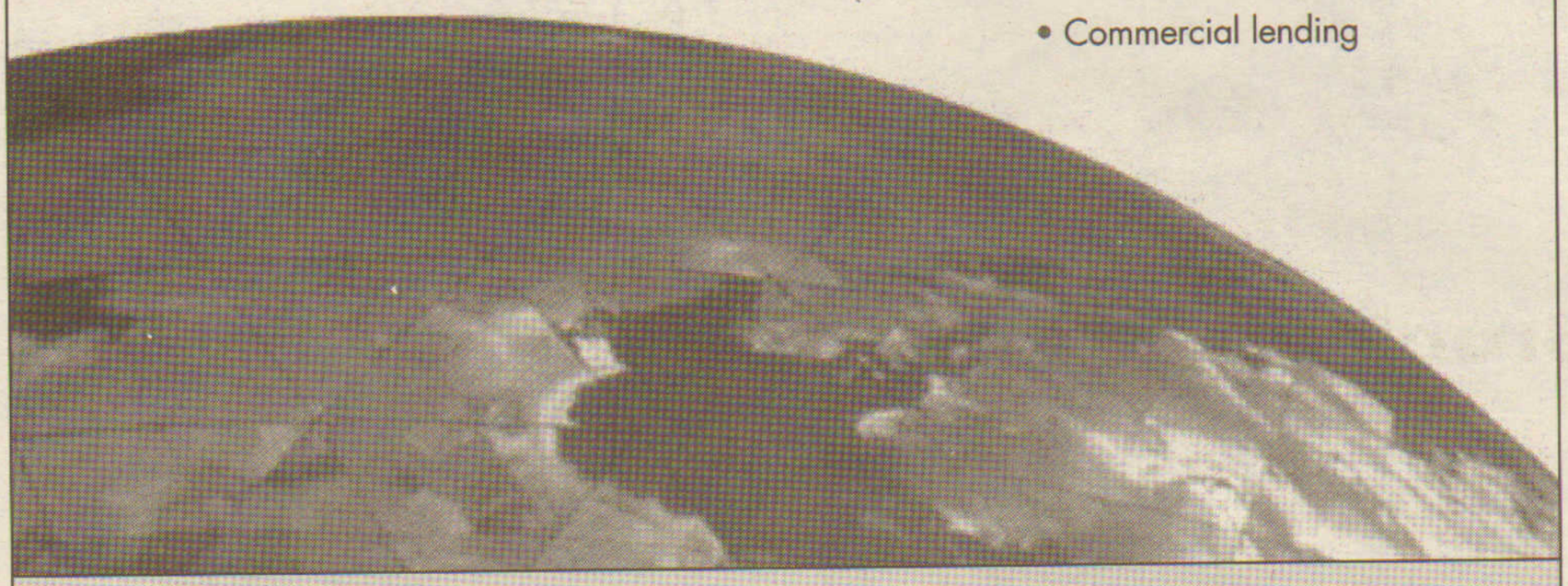

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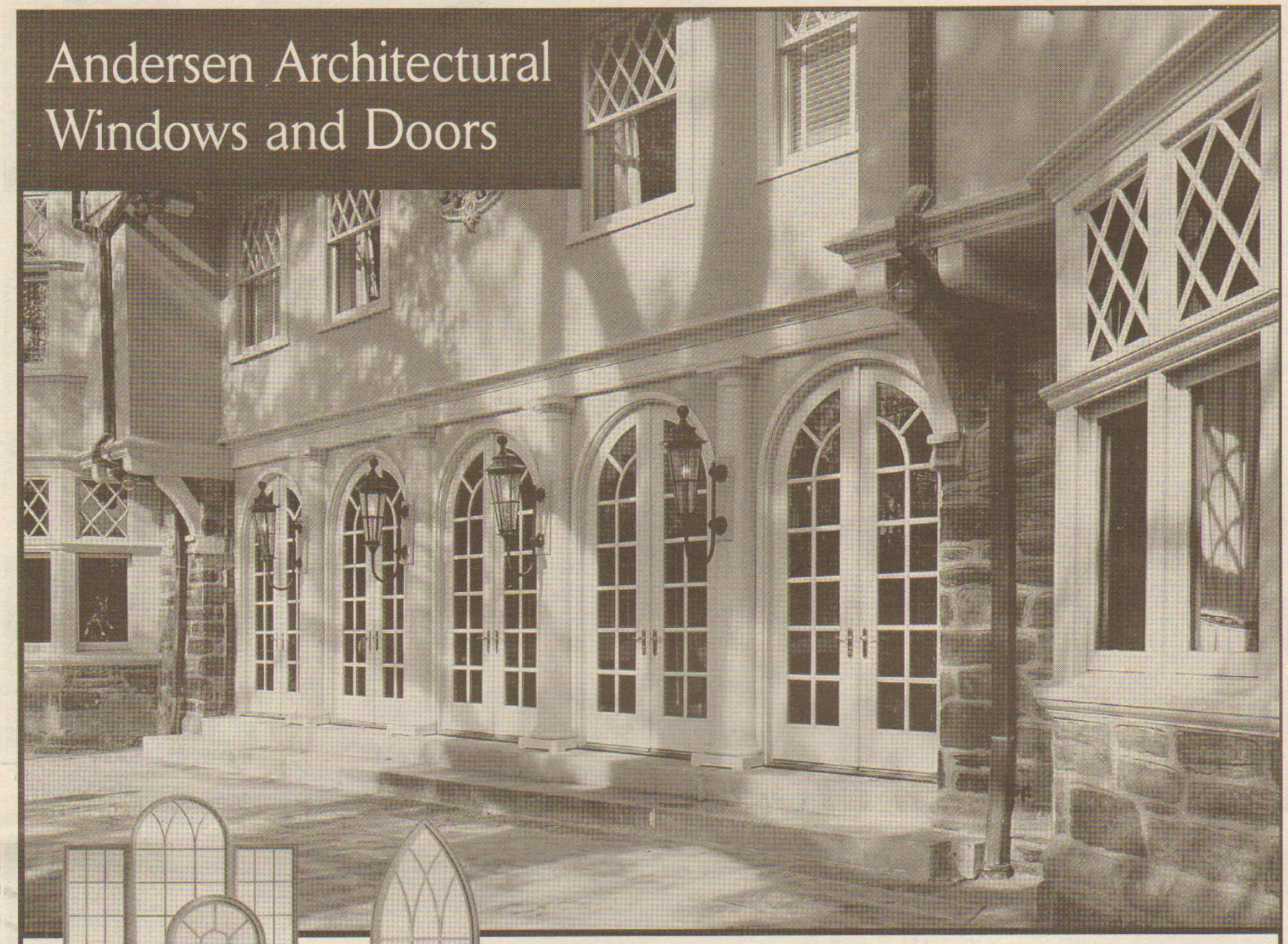
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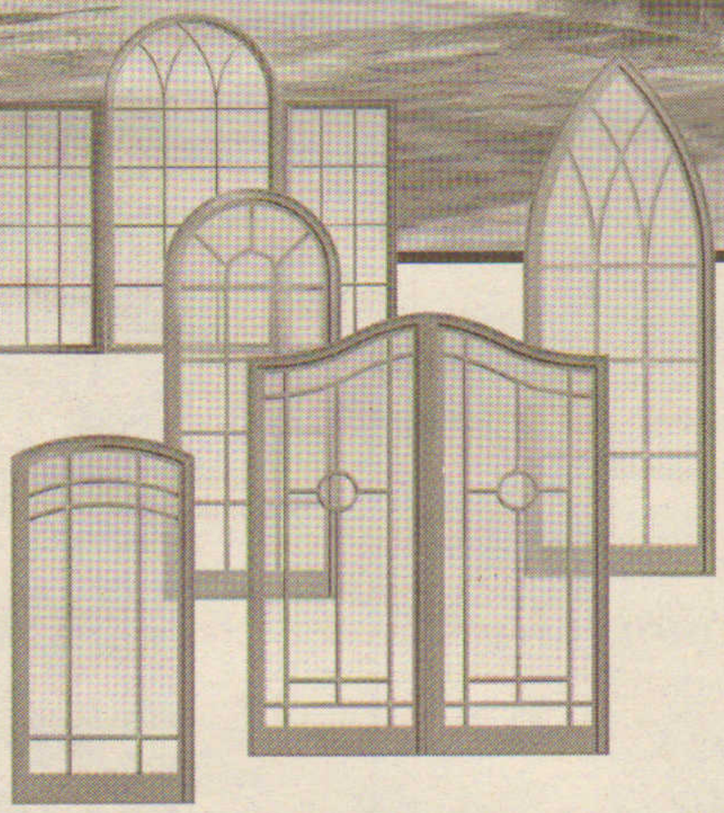


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May

Nordic Properties acquires 175,000 s/f ind. in Marlboro from Rich's Products for $5.1m; Smith of CBRE broker
Kerrigan of Grubb & Ellis leases 40,665 s/f with TCC at Hancock Tower to Mercer Management Consulting

Norton Asset Mgmt. sells 50,000 s/f Concord, N.H. offices for Donal Assoc. to Goodhart Assoc. for $6.45 million
Caron of Stebbins leases 32,160 s/f in Manchester (N.H.) Millyard for Anagnost to Manchester Mental Health/Ventures

Urban Comm'l. named property/const. manager for Rockwood Realty's 1.039m s/f Brickstone Sq., Andover
Hunneman Mgmt. appointed property/const. manager for Strategic Resources' 180,000 s/f Dedham Executive Center

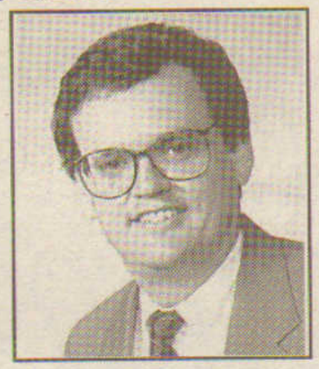
N.E. Hotel Realty handles $3m sale of 58 room Best Western Hotel, Bennington, Vt. for N&L to Raj Holdings
CBRE/Whittier leases 16,810 s/f with Staubach and 17,552 s/f for Prospectus to CoNect Schools and Delta Education

KeyBank R.E. Capital lends $44.6m to Brooks Properties for ten office and industrial sites in Mass. and N.H.
Gomberg Financial arranges $14.5m with Arbor Comm'l. for 600 Main St. Worcester; 196 apartments, 10,290 s/f retail

Cregan of Paramount sells 35,000 s/f Smithfield offices to Hannibal Dev. and Ferris R.E. for $1.325 million
Sweeney of Rodman R.E. sells 19,200 s/f office/ind. bldg. in Woonsocket for Everett Charles Tec. To Scojen for $1.1m

Witten-Nolletti of Marcus & Millichap sell 303 unit Waterford Commons in Manchester, Conn. for $35.59m
Ashworth Mortgage places several single tenant property financings totalling $16.6m all with relatively short term leases

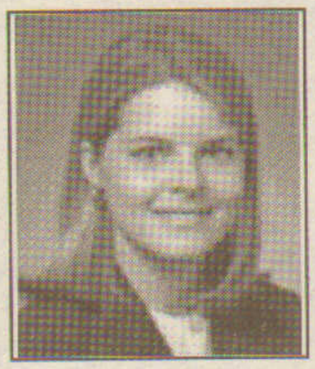

Tina DiPietrantonio
COMMERCIAL PROPERTIES

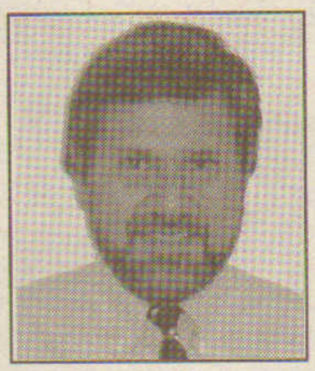

Peter Dawson
MIRICK O'CONNELL


Mark Goldstone
CHARLES RIVER PROPERTIES


Peter Colgan
GIFFORD GROUP


Donald Saunders
SAUNDERS R.E. CORP.

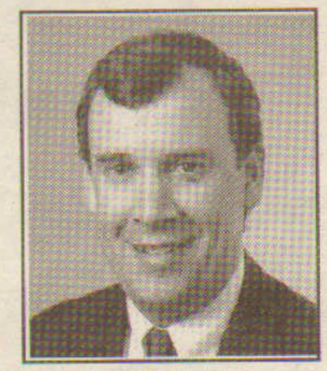

Melissa Brown
MEREDITH & GREW

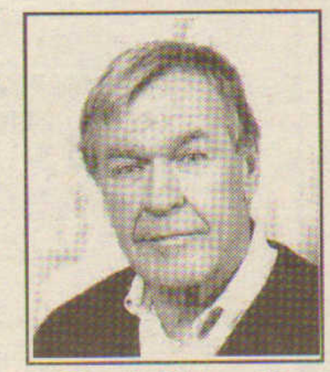

Aaron Glazer
ERA/MASIELLO GROUP


Anthony Trodella
ATR APPRAISAL CONSULTING


Ken Holmes
NORTH BRANCH CONSTRUCTION


Eric Ericson
VIKING MORTGAGE


Jeff Johnston
CATHARTES INVESTMENTS


Frank Pietroski
FD PIETROSKI & CO.

The Copley Group, AMO

A Professional Property Management Team

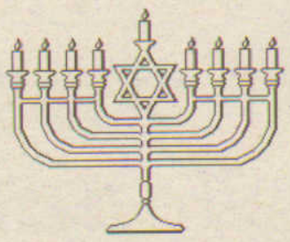
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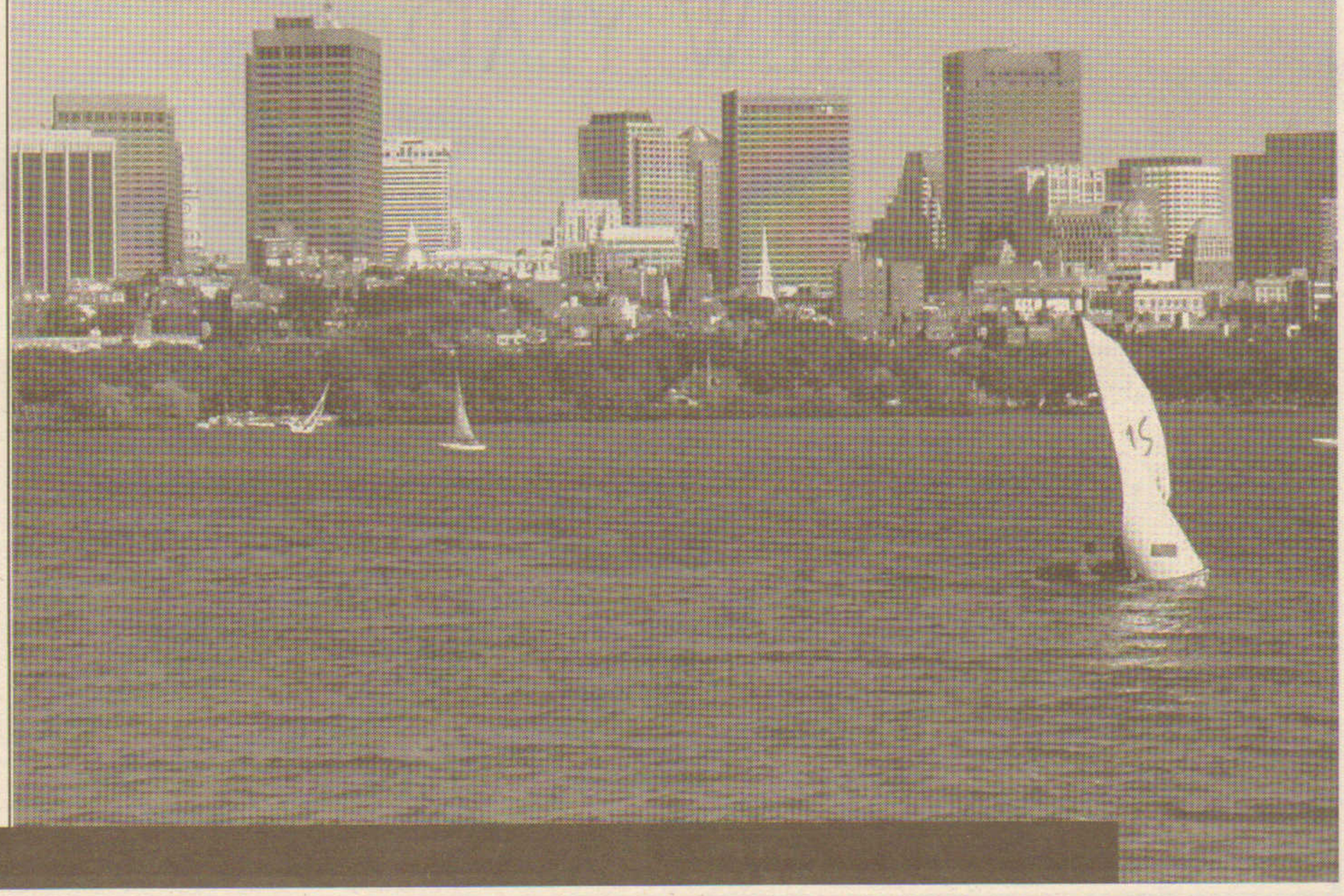
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Nordblom Company
Thanks All Of Our
Clients and Friends
For a Successful
2003.



May

Vogell of Mortgage Resources arranges $3.4m for 166 Woodland Village Apartments for East 177 Street Corp.
Fox & Fowle designs dormitories, 38,000 s/f, at The Berkshire School, Sheffield; Mullaney Corp. GC

Beacon-Hardin joint venture completes 236 room 160,000 s/f Hotel Marlowe; Arrowstreet designs $61m site
Nordblom sells 190 units to Hamilton Co. & N.E. Realty Assoc. for Kenwood Realty Trust in Framingham for $23m

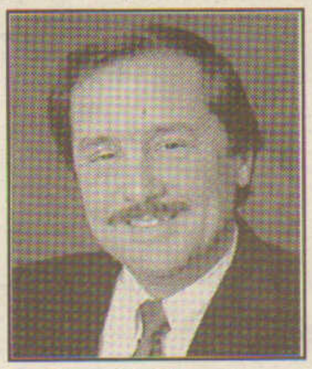
Johnston & Sullivan of R.W. Holmes sell 215,000 s/f mill complex in Hudson for Stow Partners for $2.3m
D.A.B. Brokerage Services negotiated 14,251 s/f sale for James O'Hare to Fox Dev. Group for $1.6 million.

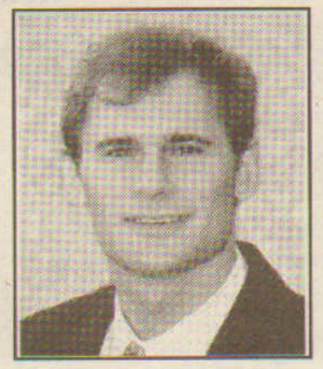
Hines & Dalton of Trammell Crow lease 160,000 s/f with Wilson & McKenzie of RBJ for Tellabs to Zoll Medical
Meredith & Grew secures $13m for Seekonk Square strip center from New York Life Insurance

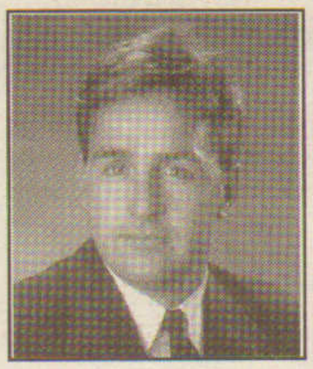
Keefe of HK Group sells 59,000 s/f Milford, Conn. mixed-use to 670 Milford Realty for 260 River LLC for $6.825m
Red Mortgage Capital refinances Beaumont Rehab. And Whitney Place for Salmon Family with FHA for $13.9 million

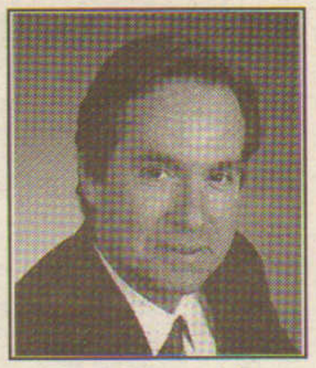
Crafts of Phoenix Comm'l. sells 65,000 s/f ind. facility for Taylor & Sons and N.C. Lawrence for $425,000
Wiseman & Cook of Cummings lease 15,600 s/f with Lee of Meredith & Grew to Akceli in Medford for Cummings Properties

O'Brien Comm'l. leases 15,000 s/f for Jelric Realty Trust to Peak Performance Partners in Acton.
Paradigm Properties leases 11,560 s/f to the anti-Defamation League of B'nai B'rith at 40 Court St., Boston

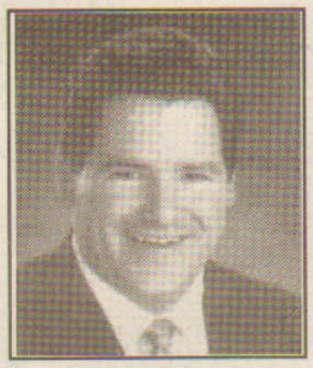

David Choate
COLDSTREAM RE ADVISORS


Tom Moulton
THE DUNHAM GROUP

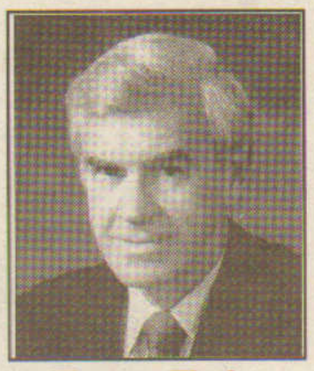

Kevin Malloy

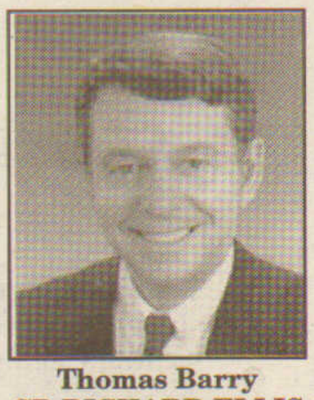

David Smookler
DARTMOUTH CO.


Gabriel Zizza
EASTERN BLDG. SERVICES


Daniel Flynn
DANIEL J. FLYNN & COMPANY

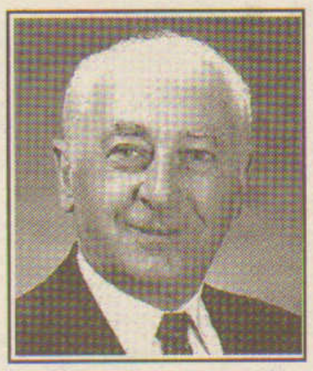

Thomas Hynes
MEREDITH & GREW


Thomas Flatley
THE FLATLEY CO.


Thomas Barry
CB RICHARD ELLIS


Jonathan Davis
THE DAVIS CO.


John Eysenbach
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Albert Scaralia
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Body to Soul Fitness,Inc.
Botello Corporation
Bulcan Corporation
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Citizens Bank
Collins Medical
Countrywide Mortgage
Darryl Kusek
Dynavac Technologies Associates
East West Enterprises
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iStar Financial, Inc.
Jarmac Group



Jay Cashman, Inc.
Jim Roberts
Joe Iantosca
Keller/Davis LLC
Martin Family Trust
Massachusetts In-Line Skating Club
Nation One Mortage Company, Inc.
Navix Diagnostix
Northeast Tackle
Patriot Cinemas
Rockland Trust Company
Russelectric, Inc.
South Shore Charter School
S. Thomas Moscone
The Terminix International Company
TriNet Property Partners, L.P.
Vacuum Technologies Associates
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JUNE

Conrad & McCourt of Conrad Group sell 110,000 s/f Stetson Place, Weymouth, for Davis Cos. to WND Capital

Holt of D.J. Flynn Co. sells 13,860 s/f office/warehouse in Quincy for Harbar Corp. to Dependable Cleaners for $1.01m

Farrelly, Dancoes & Jackson of Cushman & Wakefield broker Oxford Health Plans 190,324 s/f renewals

Norton Asset Mgmt. sells 32,000 s/f Woodbury Court office/retail in Bedford, N.H. to Pine Acres LLC for $3.475 million

SSR Realty Advisors acquires 303 unit Waterford Commons from Waterford Development for $35.59m

Konover Const. starts $4.2m 11,690 s/f add-on/rehab for Birmingham Health Center in Derby, Conn.

Seymour & Bernard of Facility Concepts broker $1.15m sale of 25,000 s/f offices for O&G Industries

Nickerson Financial arranges $6.8m for 144 unit Eastgate Apts. in Manchester, N.H. managed by JCM Management

Berwind Property Group acquires 164,695 s/f Westwood Business Centre from American Tower Corp. for $18.5m

Fish of Ashworth Mortgage places $8.5m for 121,774 s/f Stallbrook Mktpl. for WS Development & National Dev.

O'Donnell of Fantini & Gorga/iCap arranges $11.2m for 87,000s s/f Village at Buckland County in So. Windsor

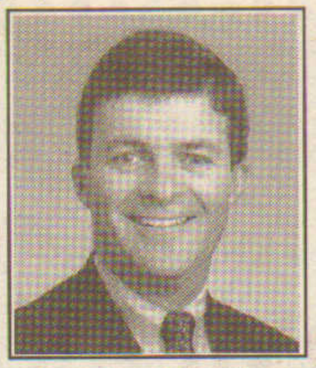
Putprush & Carey of Grubb & Ellis broker $1.3m sale of 15,867 s/f for Wellsford/Whitehall to Eastport Real Estate

Cutler Assoc. builds 102,500 s/f plastics manufacturing facility for Nypro Inc. in Clinton, Mass.

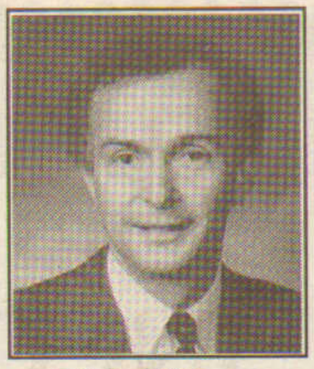
Dimeo Const. building 126,000 s/f FM Global technology center, W. Glocester, R.I.; Bergmeyer design for $70m property



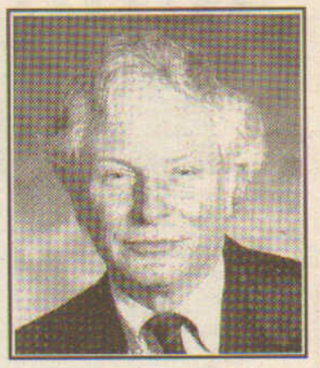
James Hanrahan
BOWDITCH & DEWEY



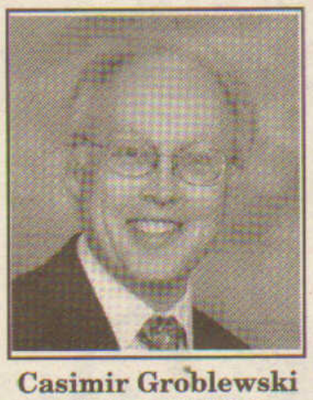
Stephen Murphy
CBRE



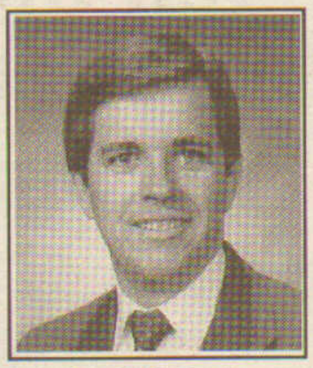
Michael Manzo
BEAL COMPANIES



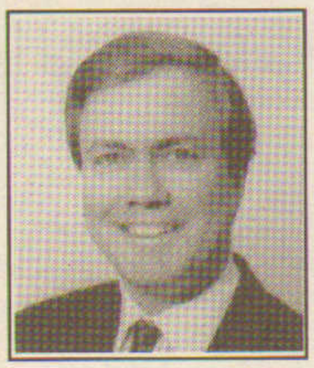
Ned Caswell
RE/MAX FLAGSHIP



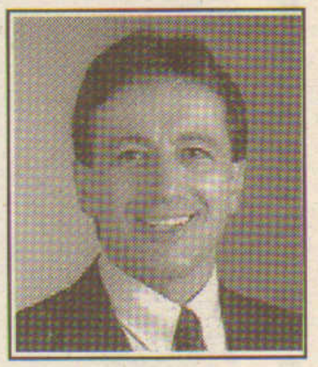
Casimir Groblewski
ICAP REALTY/ FANTINI & GORGA



Paul McInnis
PAUL MCINNIS AUCTIONEERS



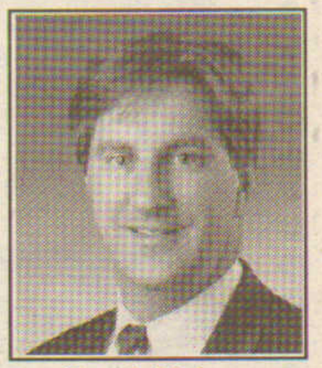
Brian Marsden
SAUNDERS REAL ESTATE



Alfred Spagnolo
SPAGNOLO GISNESS & ASSOC.



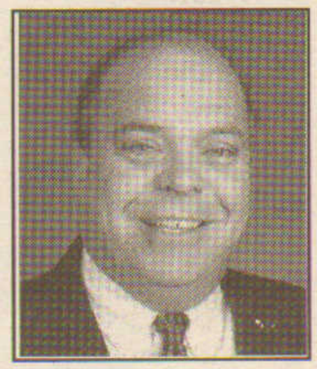
Todd Finard
FINARD & CO.



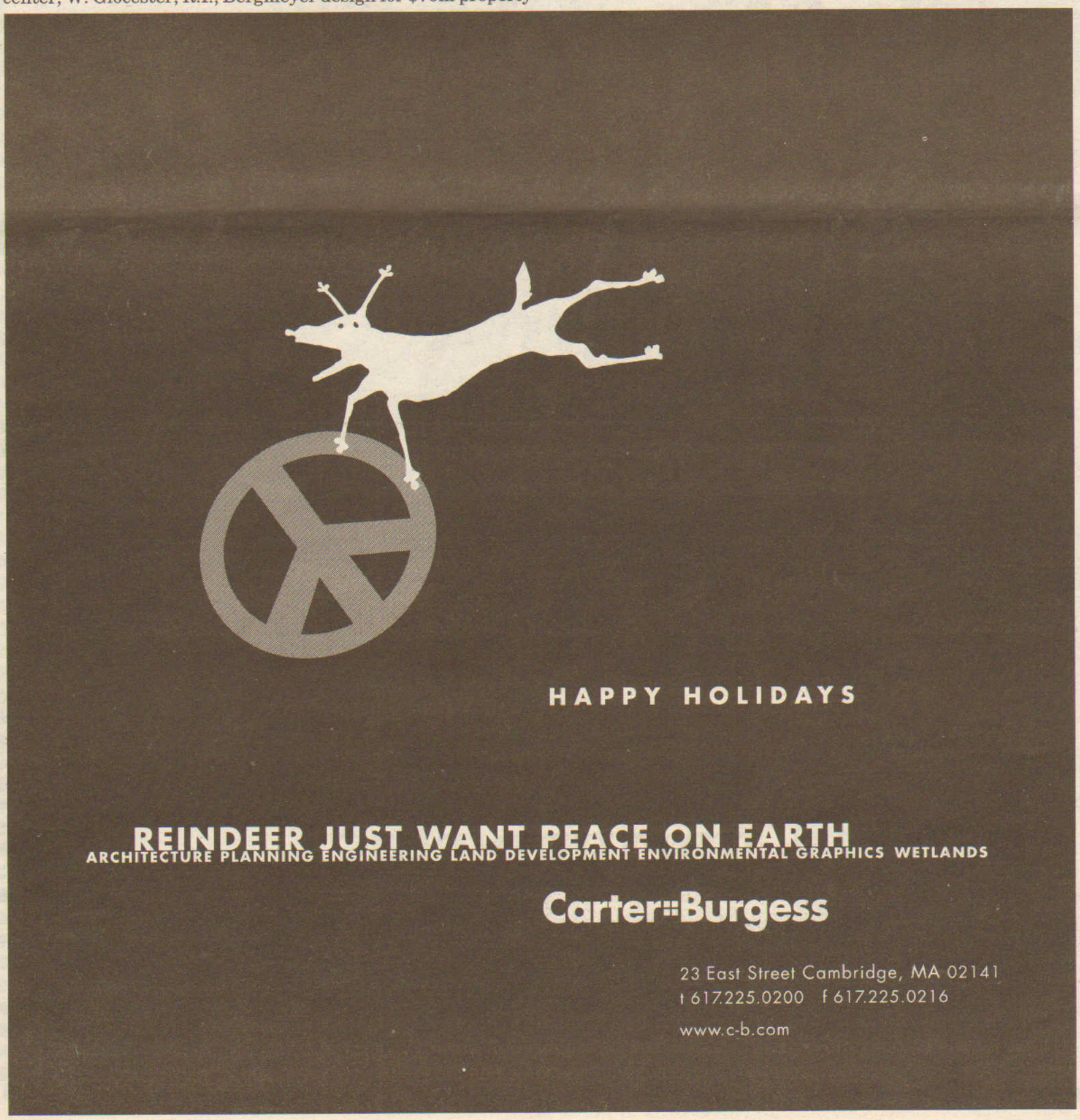
Frank Nelson
CUSHMAN & WAKEFIELD



Steven DeSisto
COLDWELL BANKER COMM'L.

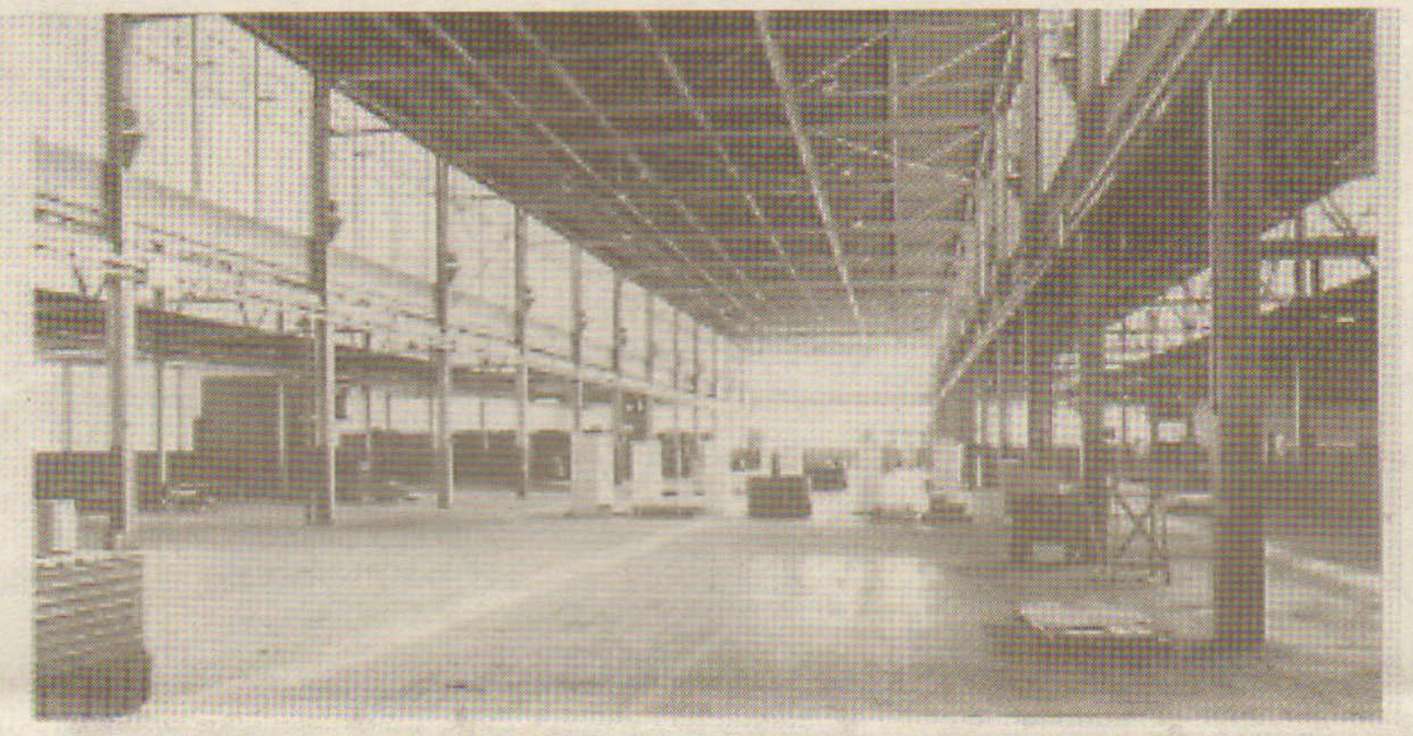


Mike Lynch
THE LYNCH COMPANIES



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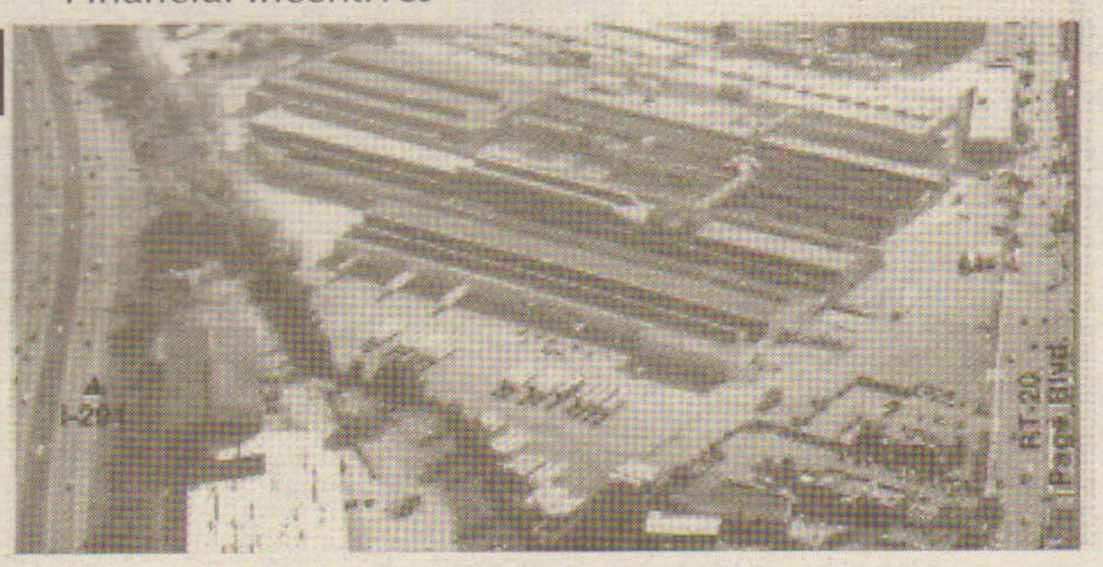
Very Competitive Rental Rates!!

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- On Site Management
- Tenant Installation provided for your specific needs
- Highly Skilled Labor Force
- Financial Incentives

PHYSICAL DESCRIPTION

Location:	655 Page Boulevard (Route 20) Springfield, Massachusetts
Space Available:	10,000 s/f - 100,000 s/f
Plot Size:	45 Acres
Ceiling Height:	Up to 28.5' (16' - 28.5')
Loading Docks:	Ample available with every space
Drive-ins:	Available throughout facility
Floor Loads:	Unlimited
Electrical Service:	480 Volts, 1000 KVA (can be increased)
Sprinklered:	100%
Office Space:	Can be created
Heat:	Steam - Supplied by landlord
Rail:	Several Conrail spurs on site
Cranes:	3 ton & 8 ton
Zoning:	Industrial "A"
Parking:	The Springfield Industrial Center is built on 45 acres. There is available parking for cars and trailers

Signage & Highway Visibility: The Springfield Industrial Center abuts and is highly visible from Interstate 291 and Page Boulevard (Rt. 20). Your sign could be seen by many thousands of drivers daily.



TRANSPORTATION

Interstate 219:	Entrance & Exit, less than 1/4 mile Property abuts I-291
Interstate 91:	3 miles away, less than 5 minutes
Massachusetts Turnpike (I-90):	1 mile to Exit 6
Bradley Internat'l Airport:	20 miles

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Call Elaine Queiros
413-583-8303

JUNE

Smith, Swartz, Daume of Spaulding & Slye sell 139,360 s/f offices for Mass. Mutual to Cornerstone R.E. for $33.2m

Boyle & Leone of Trammell Crow lease 10,540 s/f for National Dev. to Linx Communications at 9/90 Corporate Ctr.

Marcus & Millichap sells 45 unit Mill River Apts., New Haven, for 277 Mill River Assoc. to Mill River Holdings

Cushman & Wakefield brokers 2 leases at Norden Park, 110,000 s/f with Staubach Cos., J.J. Studley and OR&L

Advantage Const. breaks ground for 116,300 s/f facility for Callico Distributors in Myles Standish Ind. Park

Suffolk & ADD Inc begin 348 bed $32m Worcester State College dormitory with Mass. State College Building Authority

Riley of H. Pearce Co. sells 28,000 s/f mfg./assembly bldg. in Hamden with O'Hare of CBRE to Bell/Simons

Moriarty & Assoc. completes 270,000 s/f Stony Brook O.P. redevelopment for Archon Atlantic; design by Bargmann Hendrie

Johnston & Blackey of R.W. Holmes sell 12,000 s/f offices in Framingham for MAPA Corp. to AMG Constr.

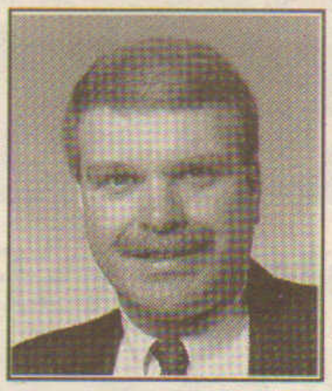
First Bristol buys 126,000 s/f Shaw's Plaza, North Reading, for $11.4m; Koury of S&SC and Douvadjian of M&G cobroker

Kozhuk of Renaissance R.E. sells 98,000 s/f Attleboro Crossing center to AS Realty Ltd. for Attleboro Equity

Nickerson Financial arranges $6.8 million loan for 144 unit Eastgate Apartments, Manchester, N.H.; managed by JCM

Tedeschi Realty to build 75,000 s/f shopping plaza in New Bedford to be anchored by Shaw's Supermarkets

Walker Cape Comm'l. sells 22 acre Wareham site for Truran Family to Home Depot for $4.65m; plan 120,000 s/f store



Donald Bouchard
LINCOLN PROPERTY CO.



Sidney Rosenthal
MEREDITH MGMT.



Mark Shair
M&J ASSOCIATES



Andrew Levy
MEG COMPANIES



William Johnson
HL TURNER GROUP



Lewis Heafitz
EQUITY INDUSTRIAL PARTNERS COPR.



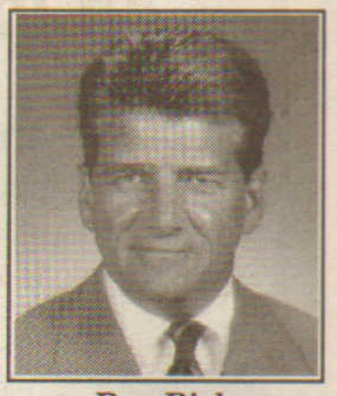
Chris Tosti
CBRE/WHITTIER PARTNERS



Peter Tambone
ATLANTIC TAMBONE



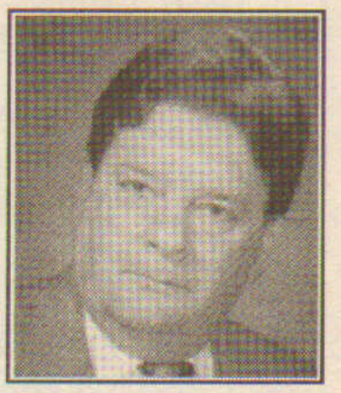
Barry Winer
CAPITAL ACCESS



Ron Rich
A.J. MARTINI



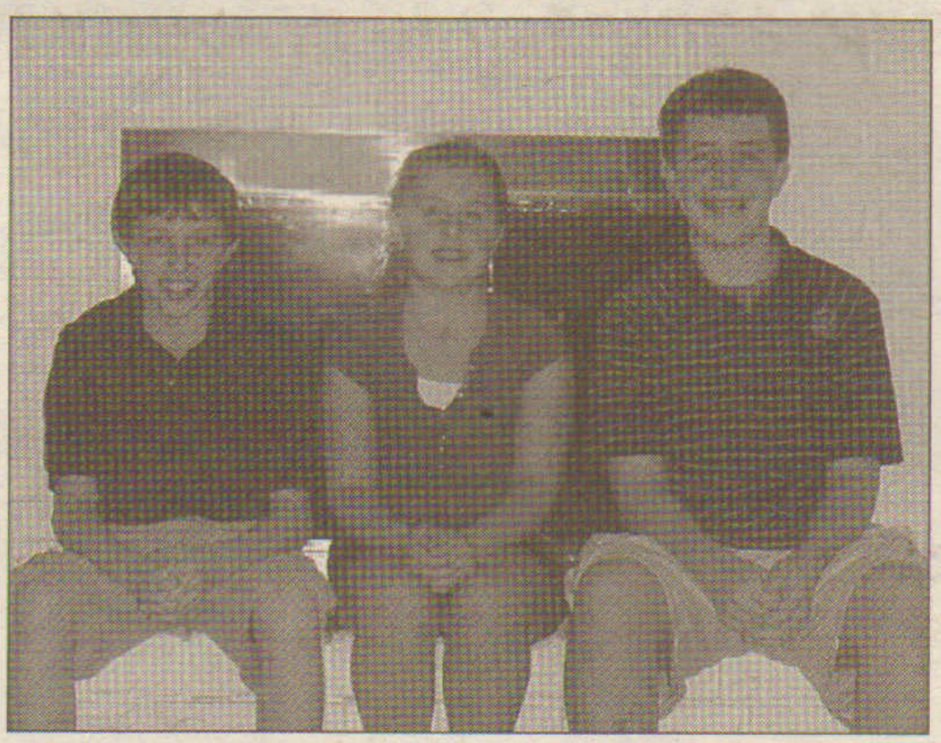
Richard Robinson
NORDBLOM CO.



Richard Kuchinsky
DACON CORP.

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My personal priorities are pictured above.
My business priorities will continue to be energetic and honest service to my clients.

Wishing all my clients and friends a wonderful Holiday Season and a Prosperous New Year.

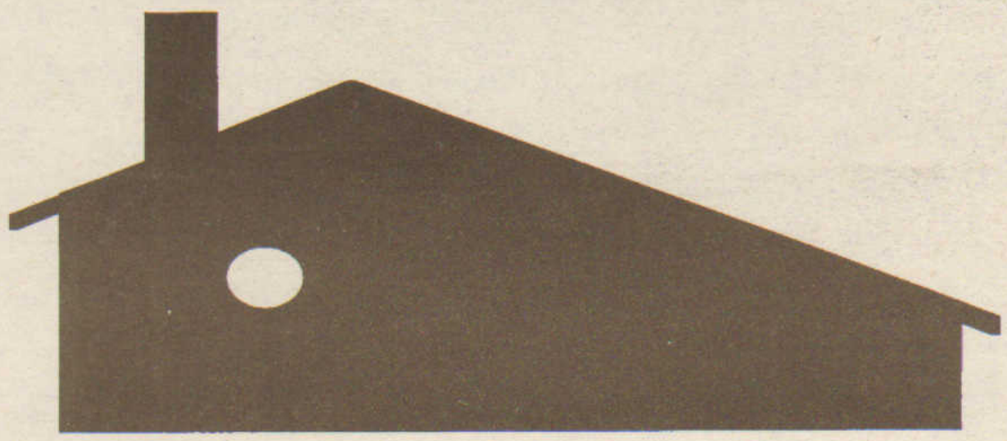
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Martin S. Berman, CPM
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JULY

Ed Shanahan to resign Boston Realtor Board CEO at end of year; will open government relations practice

Fantini & Gorga/iCap Realty arranges $15.78m for South Portland's 136 unit RiverPlace apartments for RAM Mgmt.

Swartz & Asack of Spaulding & Slye Colliers sell 121,500 s/f Manor Parkway offices/R&D, to Essex River – $6.15m

DiMarco of Security Mortgage arranges $6m for 540 site seasonal park community in Old Orchard Beach, Me.

Fallon & Roiff to construct 57 unit South End Boston condos; Sharkey Design Co. architect for $40m complex

Manafort Bros., Perini Building Co. & ADD Inc design/build team for $50m residences at Eastern Conn. State, Willimantic

Calabrese Agcy. sells 48,000 s/f, Waterbury, to Mattatuck Heights LLC for $2.35m for MERJ Mattatuck

Everest Partners acquires 387,000 s/f multi-use sites in Mass. from Archon Ptrsp. and Bulfinch Co. for $29 million

Nickerson Financial arranges $30.4m for 158 unit Simrah Gardens; $15m const., $15.4m Fannie Mae loans

J.M. Feeney arranges $5m for 55,486 s/f Bldg. 3, Grove St. Business Ctr., Franklin, flex property

Ashworth Mortgage places $3.9m for 211,144 s/f retail Broadway Plaza; Super Stop & Shop anchor in Malden

Flynn of Meredith & Grew leases 114,140 s/f to Bain & Co. with CBRE/Whittier for 131 Dartmouth Street LLC, Boston

Nelson & Dailey of Cushman & Wakefield lease 45,152 s/f at Ind. Wharf with Motley of Spaulding & Slye

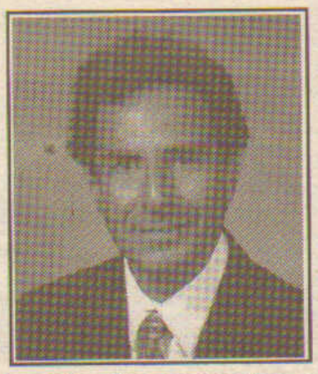
Eastport R.E. Services brokers $1m sale of 22,000 s/f warehouse/offices for Q&R Realty Group in Billerica



George Garen
GAREN PHOTOGRAPHY



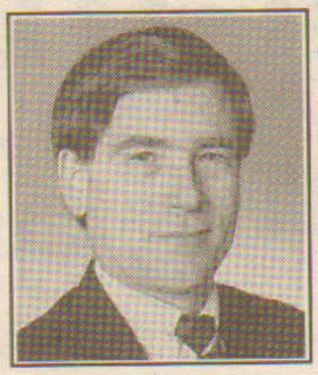
Win Saltmarsh
THE NORWOOD GROUP



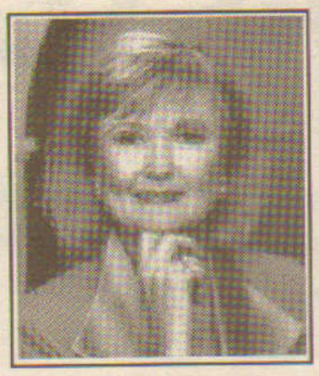
Charles Talanian
C. TALANIAN REALTY



Richard Cahill
JACK CONWAY & CO.



Richard Shmishkiss
H&R BLOCK MORTGAGE



Suzanne Schneider
MEGA GROUP



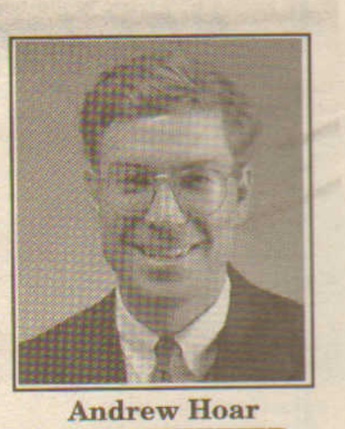
Dom Saracen
SARACEN DEVELOPMENT



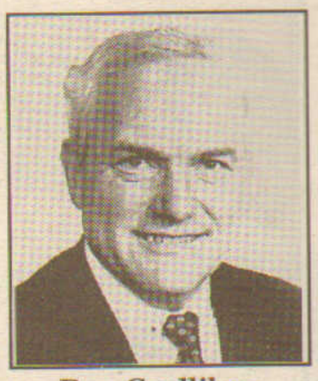
Sy Wrenn
WRENN ASSOC.



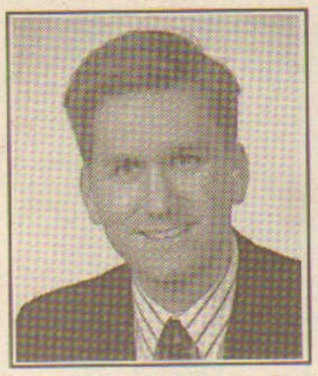
Richard Brooks
MARCUS, ERRICO, EMMER & BROOKS



Andrew Hoar
CBRE/WHITTIER PARTNERS



Ron Grolljhan
GRANITE COMMERCIAL



Patrick Wellspeak
WELLSPEAK, DUGAS & KANE

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Hancock Village, Chestnut Hill MA
Norwest Woods, Norwood MA
Norwood Gardens, Norwood MA
Ridgecrest Apartments, West Roxbury MA
Bay View Estates, Newport RI
Regency Plaza, Providence RI

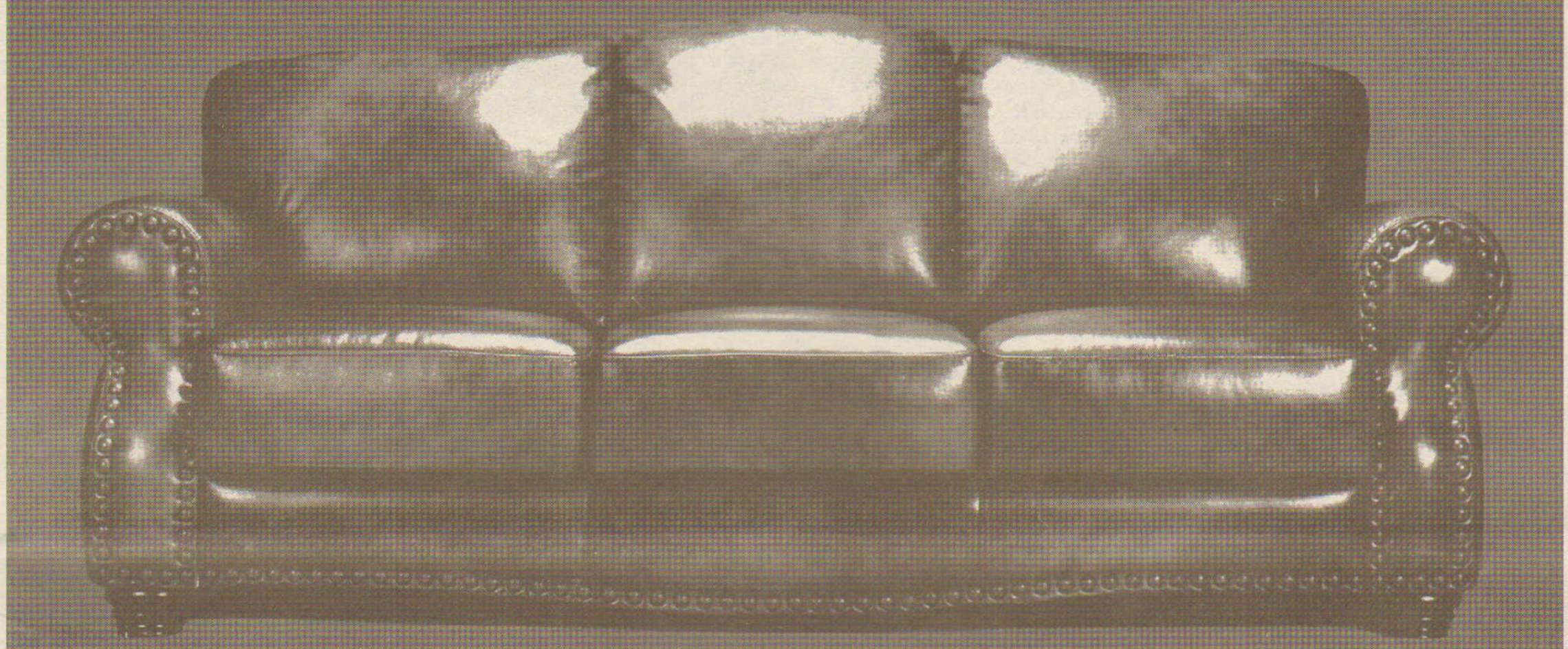
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JULY

Murphy-Lyne of Insignia/ESG leases 167,000 s/f offices to Nixon Peabody for Equity Office at 100 Summer St.

Albert Ashforth represents Graham Capital in $17.3m purchase of 102,492 s/f Rock Ledge Financial Center

Wm. Berry & Son starts 62,000 s/f $10m HQ at Conifer Hill Office Park, Danvers, designed by Cubellis Assoc.

Prudential Conn. Realty sells 9,500 s/f Avon property to JDD, LLC for $1.5 million.

Perini Building begins $1.6m renovation of chapel at Holy Cross College; Childs Bertman Tseckares architect

Edwards & Kelcey assists Valkenburgh and Safdie in reopening of $150m Peabody Essex Museum construction project

O'Connell leases 27,000 s/f warehouse in Ashland for Ledgemer LLC to Recreation World

Praedium Group acquires 1.2m s/f Bristol Business Center for $23.5m; Colliers Dow & Condon agent for ABC Properties

Hoar of CBRE/Whittier re-leases 99,749 s/f with RBJ Ptrs. to Goulston & Storrs for Northland

Blakely of TRB & Assoc. brokers $6.75m sale of 126,460 s/f Wallace Plaza retail/storage site in Fitchburg for LaChance

Peter Scotti sells 3 Newport Creamery stores in R.I. for Newport Creamery Inc. to Newport Creamery LLC

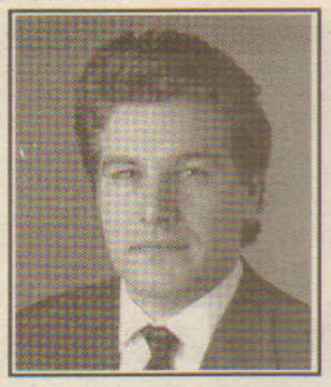
Finard & Co. leases 32,018 s/f at Commodore Plaza, Beverly; building new 10,700 s/f space

Koffler/Great Island Dev. starts 160,000 s/f Northwoods Crossing in Taunton to be anchored by BJ's Wholesale

Shair of M&J Assoc. brokers $1.84m sale of 16,000 s/f site on 3.5 acres next to Westgate Mall, Brockton for Mucci Family



Joan Fiore
R.M. BRADLEY



James Adams
MEREDITH & GREW



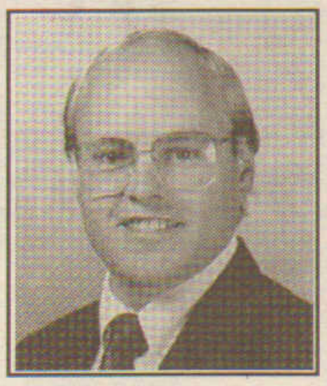
Frederick Kalisz
CITY OF NEW BEDFORD



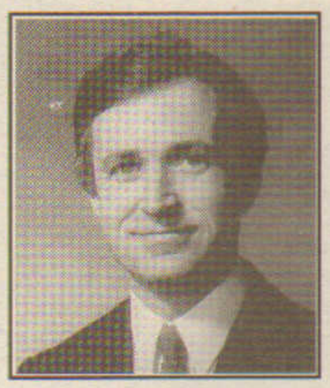
Jim Nicoletti
CBRE



Joan Schneider
SCHNEIDER & ASSOC.



Donald Eaton
EATON PARTNERS



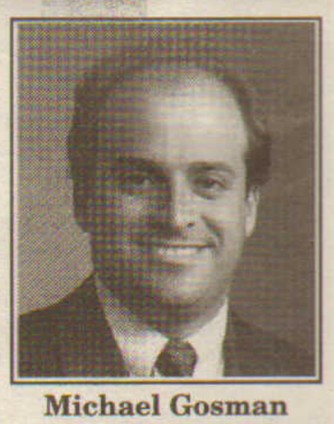
David Vickery
SPAULDING & SLYE



John Fish
SUFFOLK CONSTRUCTION



Denis Dancoes
CUSHMAN & WAKEFIELD



Michael Gosman
CAREMATRIX



Stephen Weiner
S.R. WEINER ASSOC.



Timothy Tedeschi
TEDESCHI REALTY

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AUGUST

Northland Inv. places $100m construction financing for $151.5m Town Square mixed use in Hartford

CBRE/Boulos negotiates sale of 120,000 s/f Monument Sq., Portland, office tower to 800 North Corp. for $13.5m

Raymond Property & Leon Limited start $21m St. Paul Crossing 49 condo site in Brookline; Suffolk Const. GC

Praedium Group acquires 1.2m s/f Bristol (Conn.) Business Ctr. from ABC Properties of New York for $23.5m

Stubblebine sells 35,000 s/f Lowell industrial bldg. for Goodwill Industries to Thomas Hooper for $1.5m

Cushman & Wakefield sells 335,165 s/f Nashua ind. site for Corning to Liberty Properties for $6 million

P&R Carbone sells former Stromboli's Rest. in Woburn, 23,850 s/f site, to Gately & Hovsepian for $460,000

Marcus & Millichap sells 137 unit Tower II Apts. in Bridgeport for AIMCO to Fairfield Ventures for $6.5m

CB Richard Ellis launches new era; acquires Insignia Financial Group for $376 million

National Dev. & Angelo Gordon purchase 437,898 s/f in MetroNorth Corporate Ctr. for $20m; name C&W for leasing

McKenna of L.J. Melody arranges $16.7 m for 152,872 s/f Hooksett (N.H.) Commons retail for Koffler/GID

Carlton Advisory to arrange $35m for 866,500 s/f 960 Main St. rehab of G. Fox to Hartford Downtown Renewal

Fish of Ashworth Mortgage places $4.2m for Townline Plaza in Medford, 144,827 s/f with CMBS lender

Fantini & Gorga/iCap Realty arranges $12m for 224,000 s/f Chelmsford Mall developed by Raymond & Barbara Carye



Michael Levine
INVESTMENT PROP. SPECIALIST



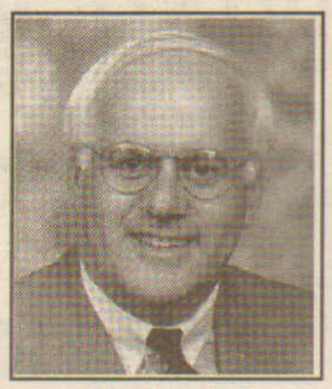
Brian Clark
SPERRY VAN NESS



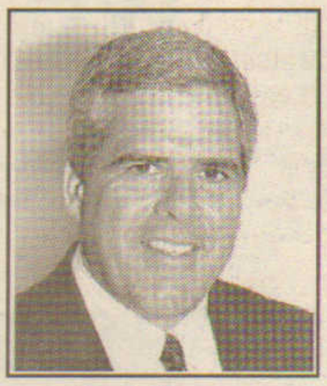
David Kowal
KOWAL COMMUNICATIONS



Craig Young
CBRE/BOULOS



Sid Spiegel
HUNNEMAN MTGE.



Karl Sherry
HAYES & SHERRY



Jeffrey DeMarco
CAMPANELLI COS.



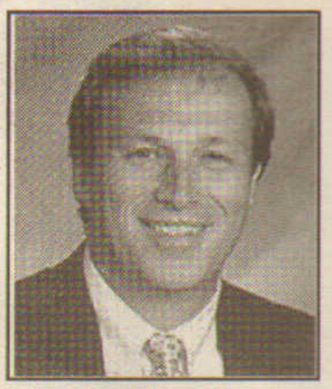
Robert Potter
SEAWATCH REALTY



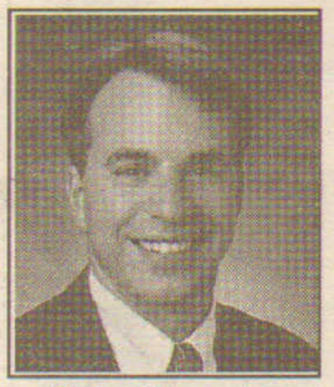
Matt Ladd
FULCRUM ASSOC.



Nick Coppola
INVESTMENT PROP. SPECIALISTS



Jim Harnden
RAM HARNDEN



Mike Giancola
SOUTHEAST COMMERCIAL R.E.



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and a Successful New Year

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978-499-9700
E mail: aspinella@mincocorp.com

FOR LEASE - WHSE./MFG/DISTRIBUTION FACILITY



5,000 to 55,000 sq. ft. Situated on 10+ acres. 17' ceiling clearance, 2 drive-in and 6 dock height doors. Newburyport Industrial Park, **close to I95 & 495/ Commuter Train. Starting at $3.95 NNN.**

Call Austin Spinella 978-499-9700
E mail: aspinella@mincocorp.com

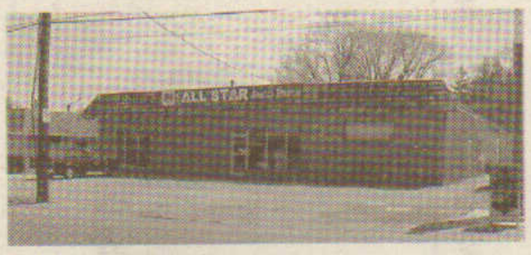
FOR SALE - HAVERHILL, MA - $895,000



Landmark retail & office building in sought after Bradford Square. Two office/retail units on first floor, good quality professional office space on upper floors.

Call John McCarthy,
Minco Corporation
978-687-6200 x118
E mail: jmccarthy@mincocorp.com

FOR LEASE - HAVERHILL, MA - 3,500 Sq. Ft.



First floor space. High visibility, retail location, off street parking. $12.00 psf NNN.

Call John McCarthy,
Minco Corporation
978-687-6200 x118
E mail: jmccarthy@mincocorp.com

FOR SALE / LEASE - INDUSTRIAL CONDOS / SEABROOK, NH

New Construction

3 Available: 1800 sf units, build to suit.
Minutes from I-95, excellent opportunity to own or lease new space!.
Lease: $1200 per mo NNN / Sale: $180,000.

Contact: Austin Spinella
(978) 499-9700
E mail: aspinella@mincocorp.com

NEWBURYPORT, MA/13,200 SQ. FT. INDUSRIAL FACILITY



Located on 4.5 acres in Newburyport Industrial Park. This building has 14' clearance with 1 drive-in and 1 loading door. 3,000 amp electrical service, sprinklered, ample parking. Close to I-95, I-495, Rt. 1 and commuter train service Starting at $5.50NNN with **option to buy possible! Call Austin Spinella 978-499-9700**

FOR LEASE - GEORGETOWN, MA

Light Industrial, 3 Bay Units/1500 sq. ft. each. Features some office space. 14' garage doors. 31/2 min. to I-95. Price starts at $1200.00 includes all. **Call Austin Spinella 978-499-9700**

BUSINESS OPPORTUNITIES

"Too New For Photo"FOR SALE/AMESBURY, MA
Business, Equipment & Real Estate

Private pre-school w/extended day care and after school care. Turn key business established in 1967. Pre-school facility built to state specifications.Great location! Offered: $389,000. **Contact: Austin Spinella (978) 499-9700**



PRIME COMMERCIAL LEASE SPACE
NEWBURYPORT, MA

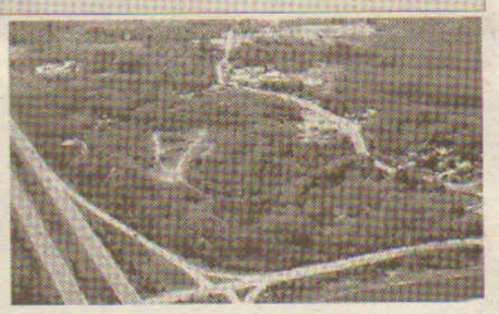
"Former Dunkin Donuts Building" 1,680 sq. ft. of building with drive thru window next to Dunkin Donuts and Domino Pizza. Minutes to commuter train and court house, located at the edge of historic downtown area.

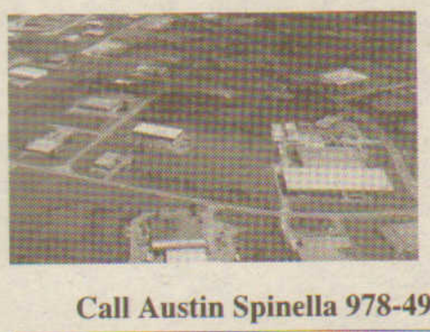
Contact: Austin Spinella (978) 499-9700 E mail: aspinella@mincocorp.com

LAND OPPORTUNITIES

AMESBURY, MA

Approximately 30 acres located on busy Rte. 110. Close to I-495 and 95. Excellent visibility! Priced: $1,899,000.





NEWBURYPORT INDUSTRIAL PARK

NEW PRICE: $299,000. Owner Financing Available. 4.3 acres can build approximately 15,000 sq. ft. (footprint) some engineering completed.

Call Austin Spinella 978-499-9700 E mail: aspinella@mincocorp.com

FOR SALE / MOTEL COMMERCIAL PROPERTY SALISBURY, MA / HIGH VISIBILITY



Established Motel and Cottage Units located on 3+ acres. Minutes from Interstate I-95, beaches and historic Newburyport. With frontage on busy state Route 1. High visibility. Asking $695,000. Also available, 3 units on 2+ acres. commercial zoned with approx. 100 feet of frontage and room to expand: asking $450,000. **Call Austin Spinella 978-499-9700 E mail: aspinella@mincocorp.com**

FOR SALE / INDUSTRIAL CONDOS / NEWBURYPORT, MA



3 Units Available: (1) $285,000 (2) $315,000 Built 2001, public water and sewer, sprinkler, with 1600 amp/3 phase electric. Each unit approximately 3,000 sq. ft. with one 14' door, 22' ceiling clearance. Minutes from highway and downtown.

Contact: Austin Spinella (978) 499-9700 E mail: aspinella@mincocorp.com

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AUGUST

Lucas of Love Funding handles $8.19m rehab loan with Peacock Assoc. for 120 bed Birmingham Health Care Ctr.
Dacon Corp. & Dennis Group to design/build Häns Kissle's new 121,000 s/f HQ in Haverhill's Fiber Tech Center

National Dev. sells 183,000 s/f Blueview Corp. Ctr. in Canton to DST Realty for $24.7m; Trammell Crow broker
Holliday Fenoglio Fowler arranges $11.5m for 215,590 s/f Cromwell Square, Westport, for H.B. Nitkin

Fuchs of H. Pearce brokers $4.5m 45,600 s/f sale with Press/Cuozzo for Cobalt Interests to Ferrucci Properties
BRA approves Cassin Winn's 950,000 s/f mixed use Columbus Center; housing hotel and retail South End plan

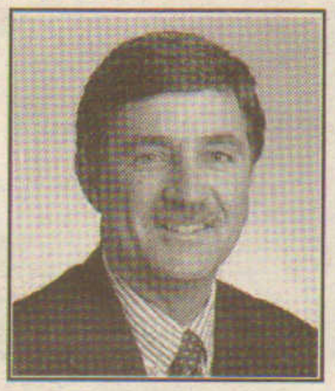
Spagats of Brickstone Properties lease 66,000 s/f in Andover with CRESA Ptrs. to WSI Corporation.
Douvadjian & Welch of Meredith & Grew secure $3.2m for Viewpoint at Bixby Crossing; 121 units in Haverhill

Pro Con building 100 unit $6.6m Residence Inn by Marriott for Avon Hotel Assn. in Avon, Conn.
Dinsmore of Finard & Co. leases 87,000 s/f to Kohl's in former Ames site at Saugus Plaza

Koffler/Great Island begins construction of Northwoods Crossing in Taunton anchored by 116,000 s/f BJ's
Brown of Grubb & Ellis brokers $3m sale of 42,751 s/f Tyngsboro (Mass.) Business Park with McPherson for Insight

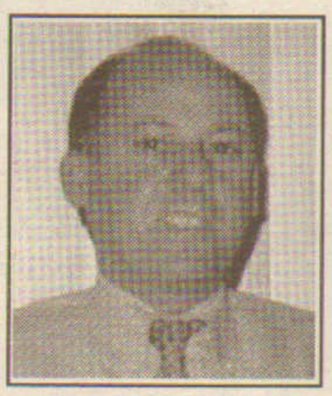
Richards Barry Joyce & Ptrs. leases 60,000 s/f with Binswanger/CBB to Motorola for Park Dev.
Concord Realty leases 30,000 s/f to Harvard Vanguard Medical Assoc. at Riverside Properties' Concord building


Michael Musto
U.S. SEALCOAT


Bruce Grean
CBRE


Lisa Wexler
ELAINE CONSTRUCTION


Cathy Thompson
THOMPSON DOYLE HENESSY & STEVENS


Denis Mahoney
LYNNWELL ASSOC.


Bob Richards
RICHARDS, BARRY, JOYCE & PTRS.


Chuck Snell
NEW ENGLAND DESIGN ASSOC.


David Stubblebine
STUBBLEBINE CO.


Charles Reilly
DACON CORP.


Martin Berman
BERMAN & SONS


Norman Schnittkind
COPLEY GROUP


Jeffrey Lutter
FULCRUM ASSOC.

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In today's competitive marketplace, successful companies look to organizations capable of offering a wide variety of services that produce results. The Dolben Company has been called on to meet the needs of business, industry, and financial institutions and private investors for four generations.

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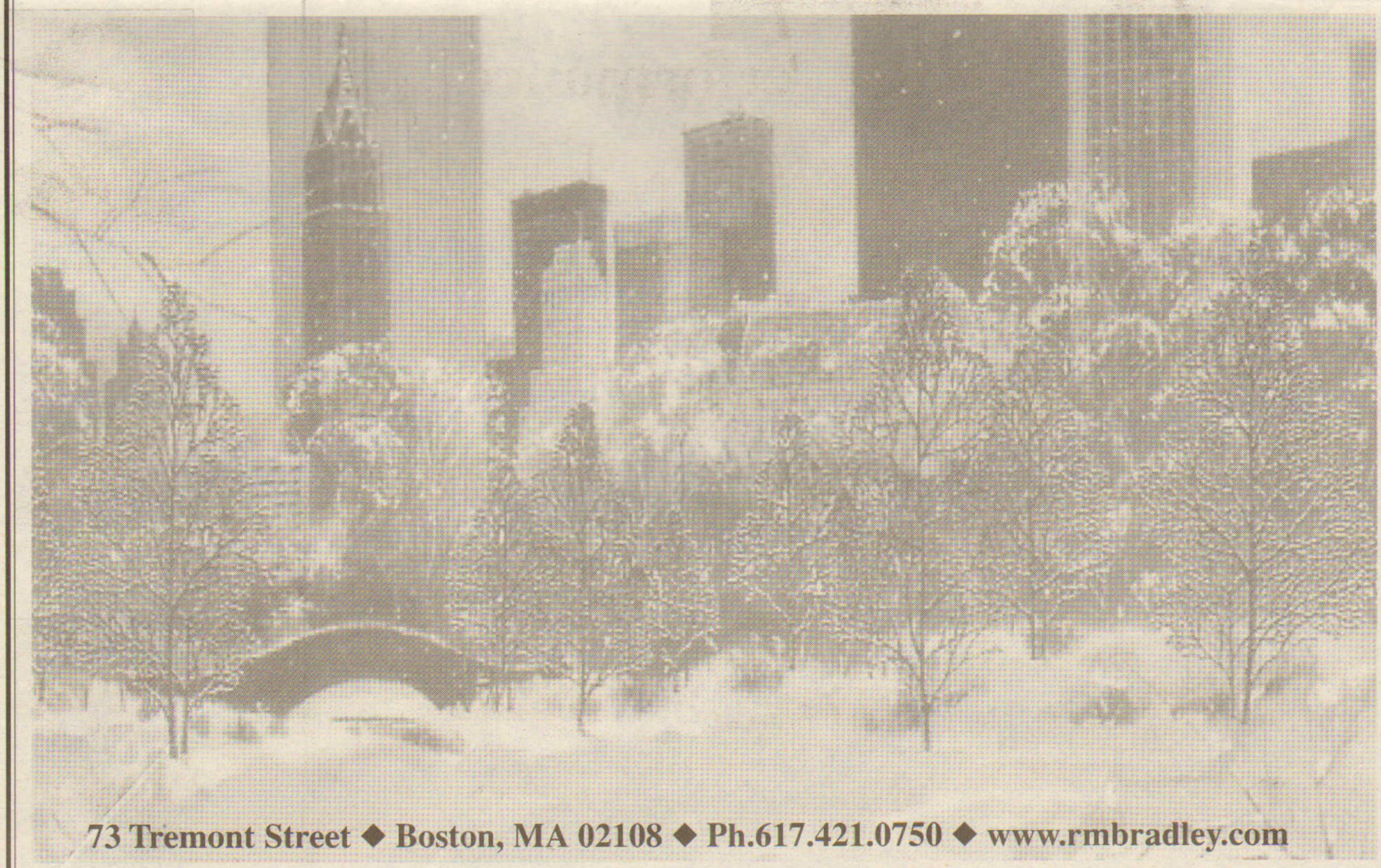
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Holiday Season!



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SEPTEMBER

Hines, Dalton, Howerton of Trammell Crow sells 50,000 s/f medical offices for CHS L.P. for $5.5m in Peabody

Dodd of D.R. Symmes sells 160,000 s/f Ethan Allen plant, Randolph, Vt., to J.D. Properties for $950,000

Red Oak Property Mgmt. acquires 108,166 s/f Opera Block Bldg., Manchester, N.H., for $4.7 million

The Abrams Group develops 135 unit apartments at former Dutton Yarn mill in Lowell; JK Roller architect

Thomas of Cohen & Co. arranges $18.4m sale of 136,016 s/f Christmas Tree Shops Plaza in Orange, Conn.

Meredith & Grew secures $5.7m for 78,446 Meriden (Conn.) Executive Park from CIBC World Markets Corp.

Reed of Stebbins Comm'l. Props. sells 75,000 s/f Davison building for Magna Dev. to Stepanek for $3.6 million.

Nordblom Co. brokers 2,100 multifamily units in Mass. & N.H. for 240 million in first half of 2003

Legg Mason R.E.S./Spectrum Financial arranges $19m for Shaw's Supermarket, 44,200 s/f, in Dorchester

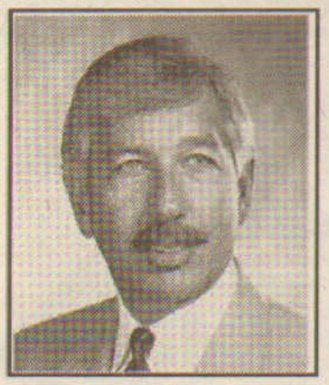
Holliday Fenoglio Fowler secures $26.569m financing for 430,000 s/f in MetroNorth Corporate Ctr., Woburn

Ashworth Mortgage takes out $5.25m for 169,443 s/f Wallace Plaza, retail strip/self storage, in Fitchburg

United Retek begins phase one for Piscopio's $55m, 6 acre Metro Center Plaza in Warwick, R.I.

Advantage Construction nears completion of 116,300 s/f for Callico Distributors at Myles Standish Ind. Park

PK Ventures breaks ground on 42,767 s/f office condo in Cumberland, R.I.; New England Construction GC



Howard Grossman
DANIEL B. KATZ



Tom Powers
WELLSFORD



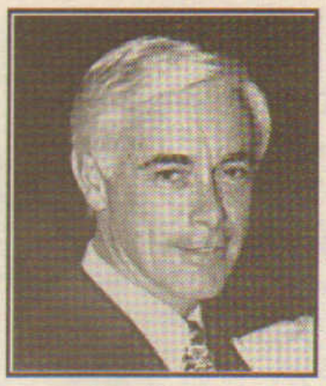
Marc Koenig
MARC D. KOENIG REALTY



Alexander McNeil
MCNEIL & ASSOC.



Kevin Phelan
MERDITH & GREW



Art Keefe
TRICON GLOBAL RESTAURANTS



Bob Herron
HOLLIDAY FENOGLIO FOWLER



Mark Levy
RIVERSIDE PROPERTIES



Robert Haynes
R.E. HAYNES



Louis Sannella
MCGLADRY & PULLEN, LLP



Dennis Kulesza
METROPOLITAN RESTORATION



Robert Schlager
BULFINCH CO.

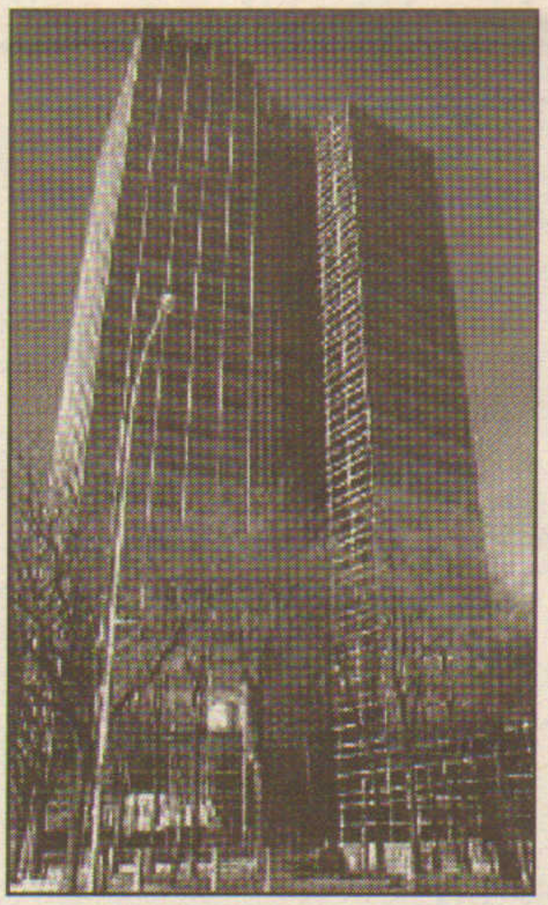
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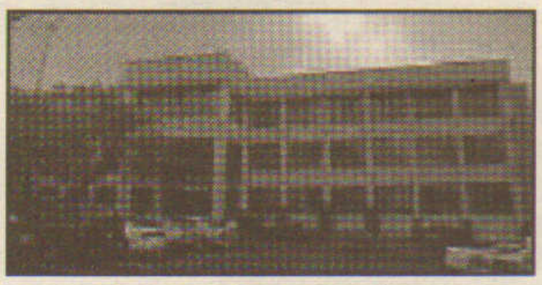
WORCESTER: Sub Lease. 1,500 SF Class A office, 18th floor. Parking on-site. Available immediately.



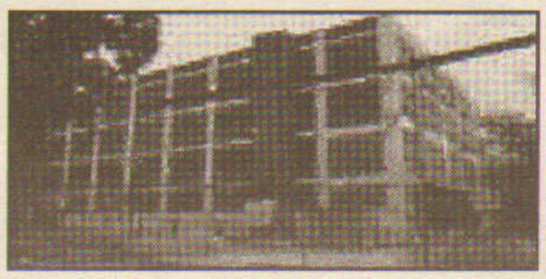
AUBURN: For Lease. Midstate Drive next to Mass Pike exit/entrance. High visibility. 2,250 sf of Class A office space.



GRAFTON: For Lease. 11,000 sf industrial building on large paved lot. Excellent access to Route 20 and 140. Docks, overhead doors, clear span.



WORCESTER: For Sale. Unit A medical/office. Condo 1,140 Square Footage. Direct entry access on-site parking, 6 offices, 2 Lavatories. Excellent access on I-290. www.mfreidy.com



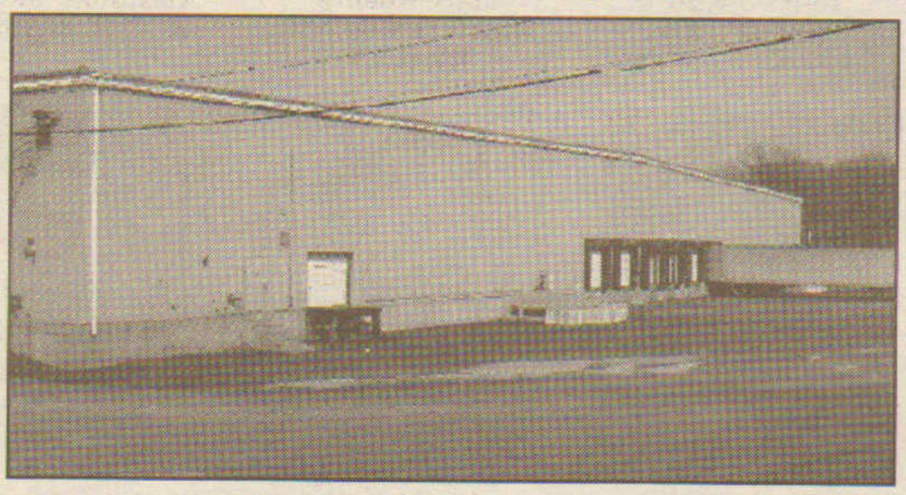
WORCESTER - Sublease. Southbridge Street near Route 146 Mass Pike gateway, up to 45,000 sf of excellent manufacturing storage space. Extremely affordable rates.



WORCESTER: For Lease. The Printers Building downtown. 1,600 sf office suites available. Very unique space open ceilings, loft-studio style space. Parking. Affordable rates. 6,000 sf subdividable 1st floor.

The Stubblebine Company
EXCLUSIVE LISTINGS

SPACE FOR LEASE:
45 HOLTON STREET, WOBURN, MA



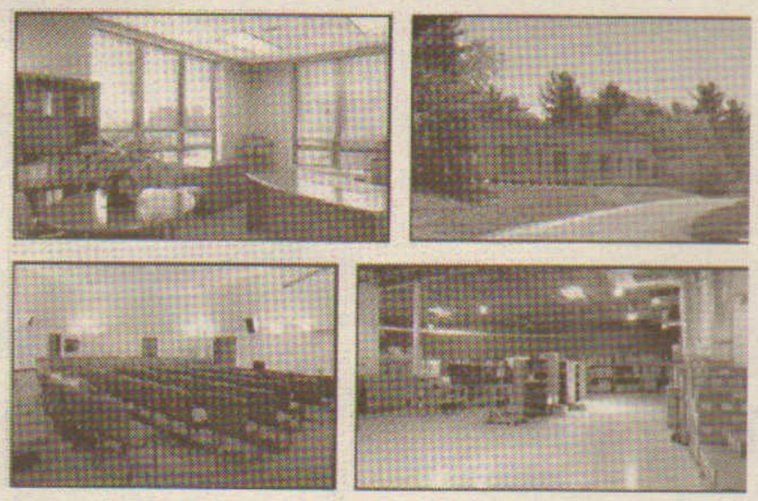
Building Size:	200,000 s.f.
Available Space:	90,000 s.f. Subdividable to: 20,000 s.f.
Type of Space:	Warehouse
Ceiling Height:	25'Clear± Office: 20,000 s.f.
Electric:	1,600 amps/220-480 volts/4 wire
Roof:	New rubber roof installed in 1998
Available Docks:	Middle: 60,000 s.f.: 11 docks & 3 rail doors. End: 60,000 s.f.: 5 docks in the front & 7 on the side and 4 rail doors, 2 drive-in doors
Zoning:	Industrial Sprinkler: Wet System
Utilities:	Gas, town water, and sewer
Comments:	On 9 acres, built in 1970. Located less than 2 miles from the intersection of Montvale Ave. and Interstate 93 interchange.
Price:	**Price Reduced: $4.75 S/F NNN**

SPACE FOR LEASE
44 MANNING ROAD, BILLERICA, MA



Building Size:	64,000 s.f.
Space Available:	**32,000 s.f. (16,000 s.f. per floor)**
Built:	1985 Land Area: 5.4 Acres Height:8'5" ceilings
Use:	Office/R&D/Assembly
Parking:	2.9/1000 s.f. Loading Docks: Two (2) tailboard docks
Column Spacing:	11' x 25' Sprinkler: Wet System Water: City Water
Sewer:	Septic System Electrical: 277/480 volts, 3000 amps
Tel/DataWiring:	Category 5& 5E, supported byCisco IP phone switch and Cisco network equipment
Rental Rate:	**$9.95n3**
Amenities:	Two-story glass atrium lobby, Fully equiped chem lab Provisions for IN2 & N3 piped throughout the R&D spaces High ceilings in demo & presentation area. Kitchenette on 1st fl., 2 lunchrooms on 2nd. fl.

PROPERTY FOR SALE
2 STERLING ROAD, BILLERICA, MA



Building Area:	40,000 s.f.
Property Type:	First class office/flex/warehouse
Land Area:	3.24 acre±
Air Conditioning:	100%
Exterior:	Brick & architectural block
Built :	1984 (fully renovated in year 2001)
Loading:	Two (2) tailboard loading docks with one (1) drive-in door (10' x 12')
Heating:	Gas fired hot water (office) Reznor gas fired units (whse.)
Electric:	600 amp at 480/277 volts; 3 phase; 4 wire
Ceiling:	20' clear under the bar joist
Roof:	Ballasted rubber (30,000 s.f.± replaces in '01)
Parking:	74 spaces
Other:	Staate of the art auditorium
Rental Rate:	**$6.95/s.f n3** **Sale Price:** **$3,790,000**

PROPERTY FOR SALE
585 SOUTH UNION ST., LAWRENCE, MA



Total Spacee:	191,708 s.f.±
Available Space:	191,708 s.f.± comprised of: 6,000s.f.± office (A/C) 54,708 s.f.± of 21' clear industrial space 75,000 s.f.± of 29' clear industrial space 40,000 s.f.± of 15' clear two story industrial space 6,000 s.f.± in the two story out building 10,000 s.f.± of 13' clear industrial space
Construction:	Primary Block and steel
Land Area:	7 acres±
Power:	1,600 Amp and 2,000 amp services; 480; 3 phase
Loading Docks:	12 tailboard loading docks (6 in front and 6 on the side) One drive in door
Gas/Electric:	Gas (Keyspan), Electric (Mass. Electric) Water/Sewer: City
Sprinkler:	Wet System Parking: 75 spaces Rail: B&M Rail Spur, rail served but deactivated
Taxes:	$69,859.53 (Taxes: 2002)
Sale Price:	**$1,950,000**

THE STUBBLEBINE COMPANY

For further infor mation, please contact:
The Stubblebine Company
(781)862-6168

Information contained herein was obtained from third parties, and has not been independently verified by the real estate brokers. Buyer/tenants should have their choice to inspect the property and verify all information. Real estate brokers are not qualified to act as experts with respect to legal, tax, environment, building construction, soils-drainage or other such matters.

SEPTEMBER

Conrad, May of Conrad Group sells 480,000 s/f Armstrong Park, Braintree, to F.X. Messina Enterprises for $9.02m

Aitken of Hunneman sells 77,000 s/f Woburn industrial building with Klemmer to Vinco Properties for $4.4m

CB Richard Ellis brokers $8.925m sale of 71,000 s/f 100 Executive Blvd., Southington, Conn. for Wells RE Funds

Smith & Russell of GJ Smith & Son handles $5.85m 24,000 s/f retail sale for 1574 Boston Road Associates

Dacon & Conroy break ground for 132,000 s/f Cirelli Foods HQ in Middleborough Ind. Park; PDA architect

Steffian Bradley Archts. begins design on phases 2 & 3 of 110,000 s/f Holyoke Health Center's medical mall

M.F. DiScala breaks ground on one million s/f mixed use Millennium Business Park in Middletown, Conn.

Ozzy Properties acquires 1.5m s/f Lucent Technologies site in North Andover, Mass. for $13.86 million

C. Talanian Realty starts begins 160,000 s/f South Cape Village, Mashpee; Roche Bros., Marshall's anchors

Pepsi Bottling, Dacon & PDA break ground on 58,000 s/f distribution center in Canton Commerce Center

Murray of Grossman Cos. brokers $1.6m sale of Weymouth Office Park, 31,000 s/f, for Bates Inv. Tr.

Douvadjian & Butler of Meredith & Grew secure $8.718m for Shaw's Plaza, 119, 195 s/f, in North Reading

Konover Construction completes 23,500 s/f Copps Hill Plaza in Ridgefield, Conn.; $6.1 million shopping center

Paramount Partners sells Olde Colonial Place, 13,812 s/f, in Bellingham, Mass. for $1.625m to A&V Realty Trust



Peter Romanos
NAI HUNNEMAN MGMT. & DEV.



Patrick Ford
N.E. HOTEL REALTY ADVISORS



Kevin Hanna
CUSHMAN & WAKEFIELD



Wayne Griffin
WAYNE J. GRIFFIN ELECTRIC



Joel Kahn
EQUITY ALLIANCE



Ria McNamara
RIA K. MCNAMARA RETAIL R.E.



Joel Wilder
WILDER MANAGEMENT



Simon Konover
KONOVER INVESTMENT



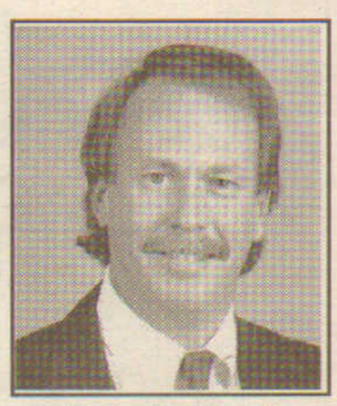
Winder Nordblom
NORDBLOM MANAGEMENT



Douglas Manz
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Dave Driscoll
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• Inter-Church Elderly Housing (2002)
• Pine Oaks Village (2001)

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EMail: stever@mbmanagement.com • peter@mbmanagement.com • kathyf@mbmanagement.com
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Wishing the Brightest of all Holiday Seasons & New Years to the New England Real Estate & Construction Communities

We are grateful for the relationships we have built over the past 25 years
and look toward the future with the confidence you have placed in us.
As the New Year dawns, may it bring peace and prosperity to all of you.

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OCTOBER

McCormick, Mulready & Dunne of CB Richard Ellis sell 844,813 s/f Hartford, Conn. offices for Aetna Life

Morrissey of Codman leases 40,000 s/f offices for Connolly Assoc. to Medica Corp. in Bedford, Mass. with Meredith & Grew

CBRE/The Boulos Co. leases 30,000 s/f offices to be built by Olympia Equity to Baker, Newman & Noyes

United Multifamily sells 48 unit Lynn apartment building for $3.3 million; $68.750 per unit

Meredith & Grew named property manager for 1.3 million s/f, 3 buildings, in Kendall Square, Cambridge

HK Group's Keefe sells Stamford mixed use for Buxton Farms LLC to GHP Office Realty for $8.3 million

Christie & Tito of Hunneman Comm'l. sells 4,800 s/f Boston apts. with Delaney of Brendan Noonan for $3m

Praedium Grp. & Essex River Vtrs. acquire 58,000 s/f office sites in Mansfield from Sebonic Ptrs. for $5.4 million.

Sidel of EagleBridge Capital arranges $11.415m loan for 140,000 s/f Raynham whse. to Beantown Bear Properties

Cronheim Mortgage places $16.3m for 621,141 s/f ind. facilities in Manchester, Conn., for New Beverly Realty

Fish of Ashworth Mortgage places $13.36m for 211 unit Parkview Apts., Pawtucket, for Parkview Exchange

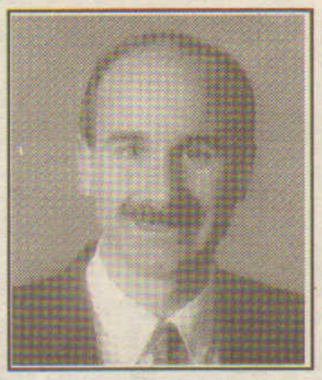
Spencer of Grubb & Ellis sells 20,000 s/f ind. bldg. in Wilmington, with Stubblebine, for $9.25 million.

Paskalis of MG Comm'l. sells 45,000 s/f ind. site, Lincoln, R.I., to GEM Plumbing & Heating for $2.2 million

Berkeley Investments acquires 11,583 s/f Boston offices for European group for $26.85 million



A.J. Tambone
TAMBONE CORP.



Richard Freitas
FREITAS ASSOC.



Joseph Bettencourt
CAMPANELLI REALTY



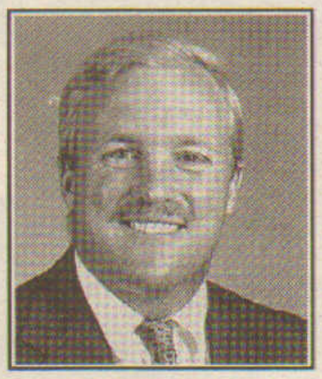
Peter Goedecke
GOEDECKE & CO.



Phil Burgess
BURGESS PROPERTIES



John McLaughlin
HUNNEMAN COMMERCIAL



James Hooper
SPAULDING & SLYE COLLIERS



Michael Flynn
MEREDITH & GREW



Cary Tarpinian
SARACEN DEVELOPMENT



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OCTOBER

Gale Co. completes 1 million s/f One Lincoln St. office tower, Boston; Skanska CM, Jung Brannen architect

Pro Con building $7.1 million Gordon College dormitory in Wenham; PCI Architecture designs 54,000 s/f site

MJB R.E. sells 39,000 s/f Brittany West Plaza, New Britain, for $7.2m for SFP LLP to Brittany West LLC

Steffian Bradley Archts. provides renovation/expansion design for Judge Baker Children's Center, Boston

HB Nitkin sells 35,000 s/f Latimer Brook Commons office/residential in East Lyme for $3.7m with Londregan

Waters of McLaughry Comm'l. sells 50 unit Oak Knoll apt. complex in Wilder, Vt. for $3.775 million

Everest Ptrs. buys 50,648 s/f Stoneham office building from New Boston fund for $6.45 million

Mortgage Resources arranges $2.5 million loan for Hoyt-Bedford Plaza, 16,326 s/f, in Stamford; Brooks is anchor

Charter Realty & Dev. leases 51,240 s/f to The Mill Stores in Stratham, N.H., with Triad Group

Ingalls Comm'l. sells 32,000 s/f Scarborough Marketplace to Pepperall Common LLC for $3.6 million

CBL & Assoc. holds grand opening for 354,686 s/f Waterford Commons designed by Carter & Burgess

Eastport R.E. acquires 40,000 s/f offices from John Flatley Co. in Dorchester for $4.4m; Cushman & Wakefield brokers

Richards Barry Joyce leases 36,387 s/f in Boston for Sullivan Properties with CBRE to Parthenon Group

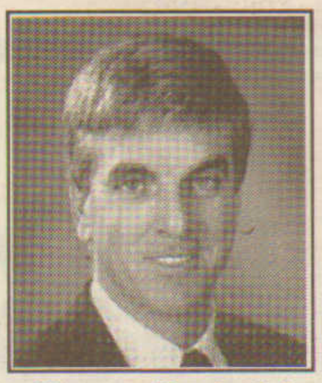
250,000 s/f 8 building Chapel Hill Park in Newton renovated by Smits Assoc., Dilorio Eng., VAV & SED Assoc.



George Bald
NJ DEPT.
REAL ESTATE DEV.



Chris Goodnow
GOODNOW
REAL ESTATE



Thomas Frederick
GRANGER
NORTHERN



Bob Maloney
CATHARTES
INVESTMENTS



Bryan Johnson
ALLIANCE
CONSTRUCTION



Louise Norwood
THE NORWOOD
GROUP



Steve Levesque
DECD MAINE



George Foskett
ERA/THE
MASIELLO GROUP



Pam Lynch
LEONARD, LEE
& COMPANY



Andrew Sacher
PARSONS
COMMERCIAL



John Gorga
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Jack Murphy
NAI HUNNEMAN
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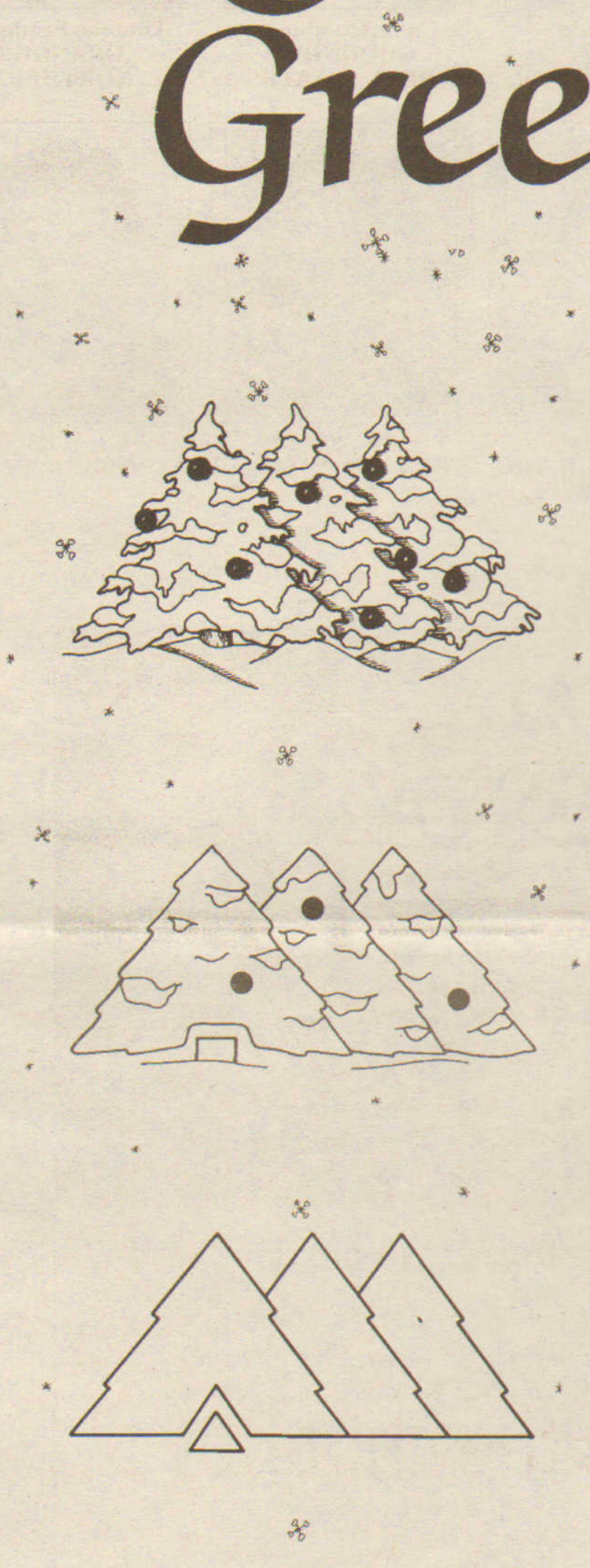
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NOVEMBER

Campanelli acquires Upland Research Park, Norwood, from Polaroid, 425,000 s/f, 2 buildings, for $17.3 million
Atlantic Tambone receives approval for 42,000 s/f offices in Chelmsford; Jung Brannen archt. for $6.3 million site

Radco Cos. develops Grandview at 165 Tremont St., Boston; Tishman GC, Meredith & Grew CM
Konover builds 50,000 s/f for Borders Books & Music and Bed, Bath & Beyond at Monadnock Marketplace in Keene

SMT Technologies begins 71,640 s/f warehouse/office complex in Newtown, Conn.; Borghesi Building Co. GC
Condyne breaks ground for new 160,725 s/f ind. facility for ADVO in Windsor, Conn.; Advantage Construction contractor

Reiter of Thompson Doyle Hennessey & Stevens leases 9,633 s/f offices for Capital Properties with CBRE
Nickerson Financial places $10.2m loan on Devonshire Place Apts. in Holyoke; 180 units owned by First Merchants Grp.

Carpenter Hawke sells Publick House Inn, Sturbridge, for Compass Group to Three Corners RT for $5.1m
New England Realty Resources places $6m with American Equity for Gateway Parking Garage in Portland

NorthMarq Capital arranges $8m for 59,054 s/f Star Market in Harwich to Tedeschi Realty from John Hancock
Fantini & Gorga/iCap arranges $5.4m on 28,138 s/f CVS/ Staples Plaza in Waltham for Coffman Realty

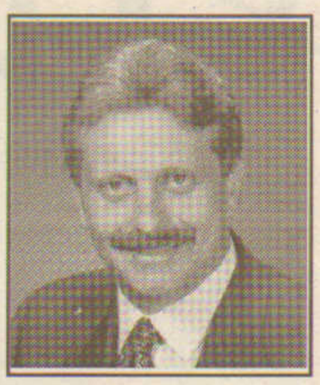
Ashworth Mortgage places $2.44m for 48 unit Riverview Terrace apartment complex in Cranston, R.I.
Pivotal Properties purchases R.K. Plaza, 36,250 s/f, in Dracut, Mass., for $.19m; new company's first acquisition


Joe Pierik
EDENS & AVANT

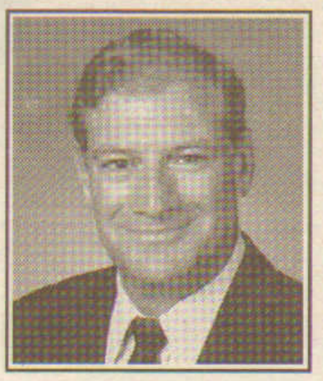

Jerry Ackerman
VHB


Lisa Smith
GRUBB & ELLIS


Jeffrey O'Neill
CONDYNE, LLC


Daniel Campia
AHA CONSULTING ENGINEERS


Glen Forger
THE COPLEY GROUP

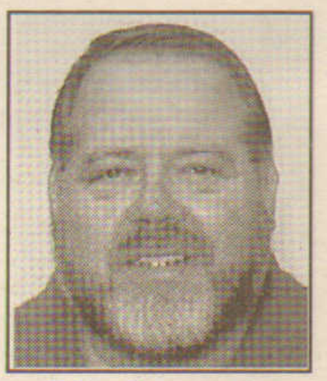

Jerry Ragosa
THE NILES CO.


Garry Holmes
R.W. HOLMES REALTY


Richard Ferland
FERLAND CORP.


Steve Rowan
FRAMINGHAM CO-OP BANK


Peter Pastore
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ASHLAND
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ASHLAND
7 acres adjacent to Shaws - build to suit.

BEVERLY
16,500 sf, 2nd flr., (elevator) Rte. 128 modern office, sub-division to 8200 sf, 5500 sf, 2800 sf

MARLBORO
Big box retail site on Route 20 next to new Home Depot - out parcels available

MILFORD
Industrial, R&D 16 ft. high ceiling modern building near I-495, sub-divs to 12,600 & 3400

MILFORD
700 ft, 495 frontage, 150K SF 1st class building under construction

MILFORD
Stop & Shop strip center front pad + cinema site available. 4500 sf retail strip space

SALEM
Prof/Retail building site. Build up to 6000 SF (opposite Home Depot)

SALEM
Industrial Park. Parcels to 15 acres, off Route 107

WESTBORO
Existing 20,000 SF $5.95 SF 3N - also 70,000 SF. Build to Suit office

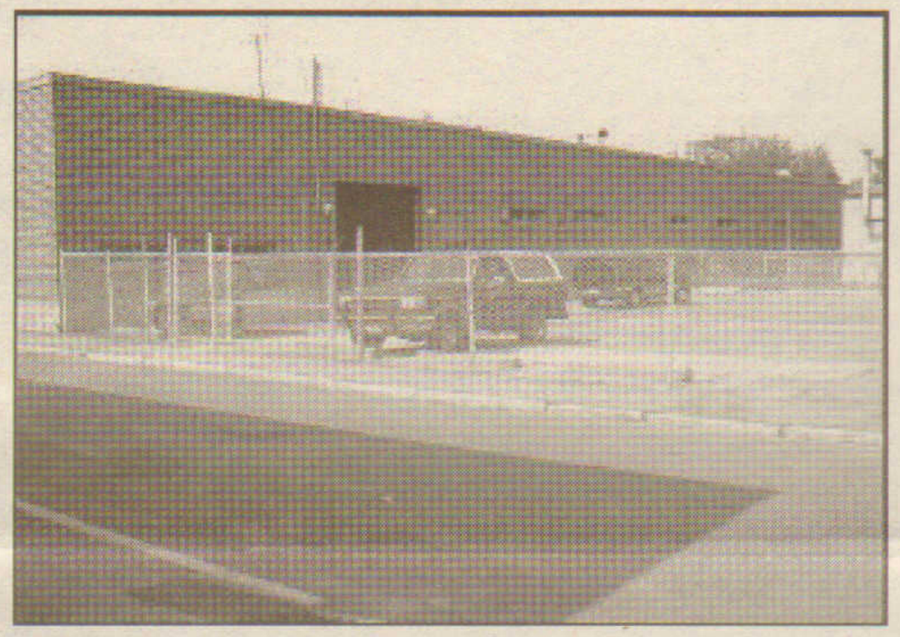
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NOVEMBER

Everest Ptrs. acquires 51,000 s/f from New Boston Fund for $6.45m; Sentivany & Marcone places loan
Hughes brokers $3.6m sale of 77,165 s/f ind./flex/office bldg. in Marlborough with Leeming of Cushman & Wakefield

Dunne-Tully of CB Richard Ellis arrange sale of 498,000 s/f High Ridge Park, Stamford, to Comfort for $85.552m
Torelli of Allied Property Group brokers $7.95m sale of downtown Greenwich retail/office/apt. with Coldwell Banker

Gilbane breaks ground for Jordan Hospital's $28.687m 96,000 s/f expansion in Plymouth designed by Ritchie
Erland Const. starts $10m 18,500 s/f MSPCA animal shelter in Methuen; Blue Sky Collaborative Architecture designer

Suffolk breaks ground for Archstone-Smith's 28 story 420 Park Essex downtown Boston apts. ADD Inc archt.
O'Connell Hospitality Group sells two N.H. hotels (Bedford & Concord/Bow), 340 units, to Jiten & Paramount for $18.25m

Suffolk tops off 49 unit St. Paul Crossing, 21m condo site in Brookline designed by Elkus-Manfredi
Inland Retail R.E. Trust acquires Naugatuck Valley S.C. in Waterbury, 380,000 s/f, from Starwood Ceruzzi for $49.2 million

Torelli of Allied Property Grp. brokers $7.95m sale of Greenwich, Conn. office-apt.-retail; 2,400 s/f comm'l.
NorthMarq Capital arranges $19m for Shaw's Supermarket, Dorchester; 44,200 s/f is former Baker Chocolate warehouse

Wilder Cos., Coastal Ptrs. to develop 90,000 s/f Taunton Crossing S.C. adjacent to Silver City Galleria
CRIC Capital acquires 26 Applebee's in Del., Ind., N.J., Ohio & Washington from Apple American Grp.; $65m sale-leaseback


John Ford
LES VANTS PHOTOGRAPHY


David Douvadjian
MEREDITH & GREW


Philip Hastings
CLEVELAND WATERS AND BASS


Roland Martin
ROLAND MARTIN CONSTRUCTION


Thomas Raub
HICKOK + BOARDMAN

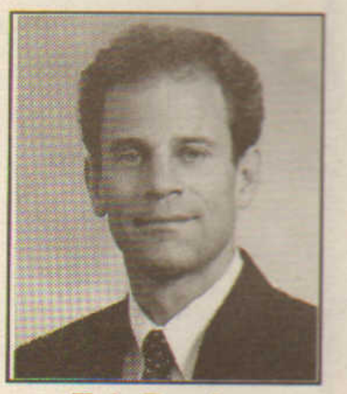

Leo Daley
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John Wilking
NEVILLE COS.


Christine Lamber
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Michael Asselin
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Daniel DeMarco
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Happy Holidays
and a
Prosperous New Year



From all of us at

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Dennis Mahoney, President
Frederick V. Richardson, Vice President

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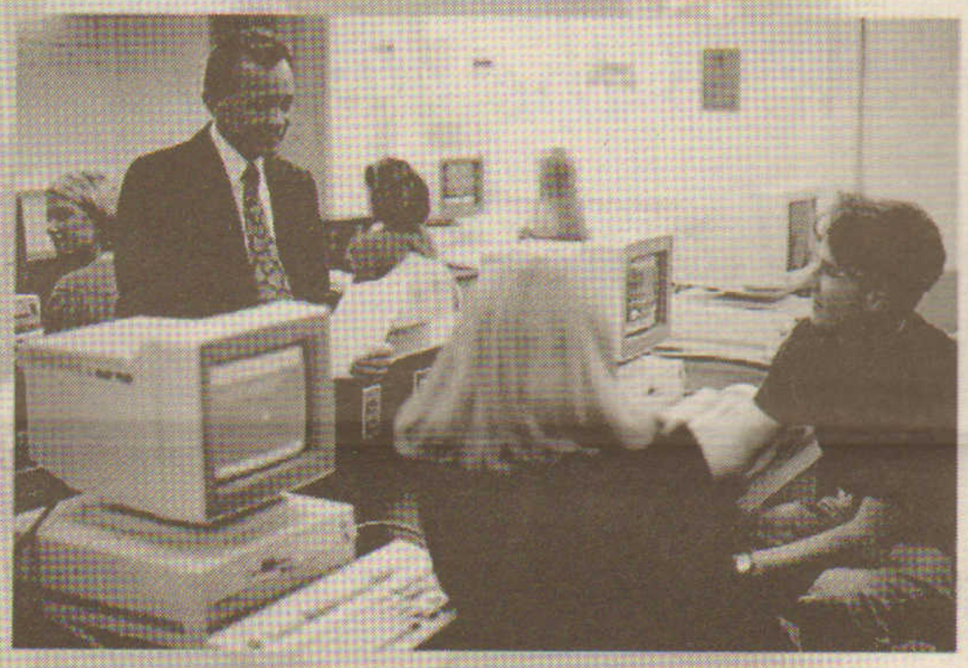
Marcus, Errico, Emmer and Brooks, P.C.

One of the joys of the Holiday Season is the opportunity to say Thank You.

It is our pleasure to convey warmest Season's Greetings and to extend our best wishes for good health and prosperity.

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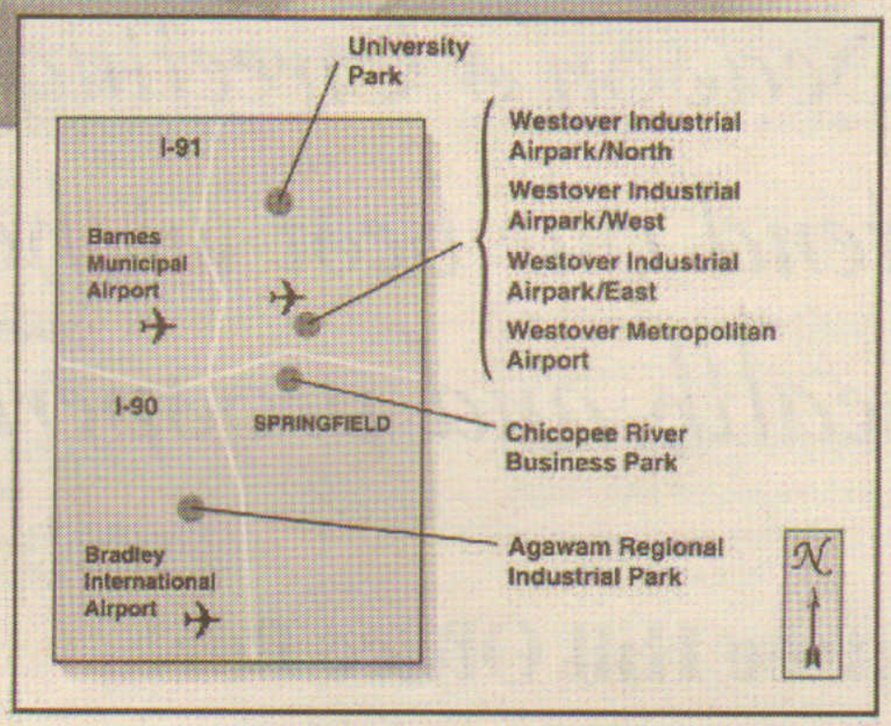
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We would like to thank everyone who contributed to our success in 2003

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Warmest wishes for a happy & prosperous New Year!

The friendship of those we serve is the foundation of our progress...

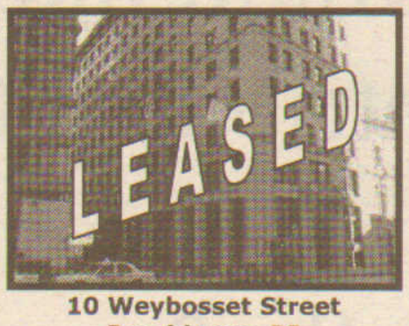
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East Providence, RI
18,000 SF ±



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7,300 SF ±



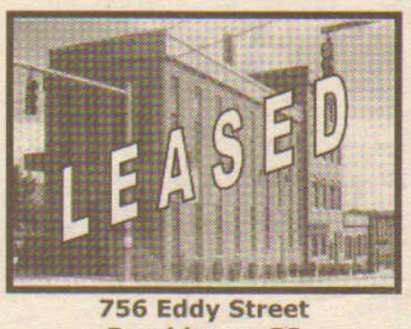
275 Ferris Avenue
East Providence, RI
335,000 SF ±



1 Dexter Road
East Providence, RI
26,500 SF ±



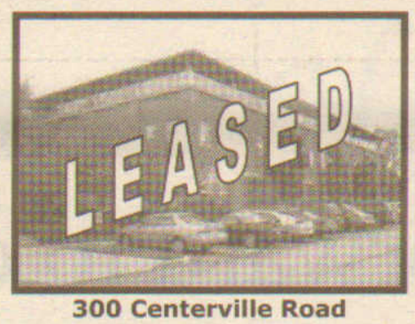
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8 West Market Street
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3,500 SF ±



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East Providence, RI
7,000 SF ±



1725 Pontiac Avenue
Cranston, RI
20,000 SF ±



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East Greenwich, RI
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630 Jefferson Boulevard
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5,000 SF ±



1275 Wampanoag Trail
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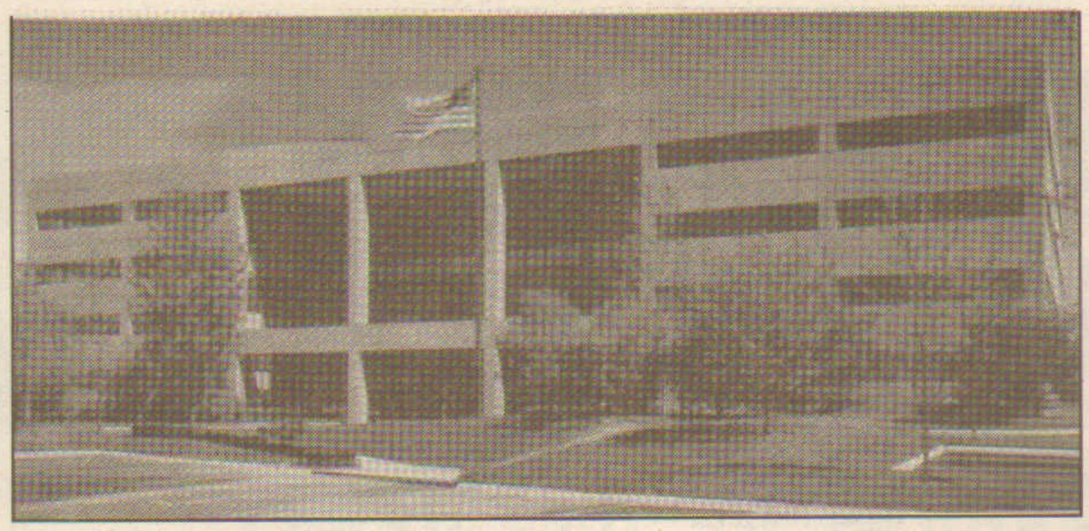
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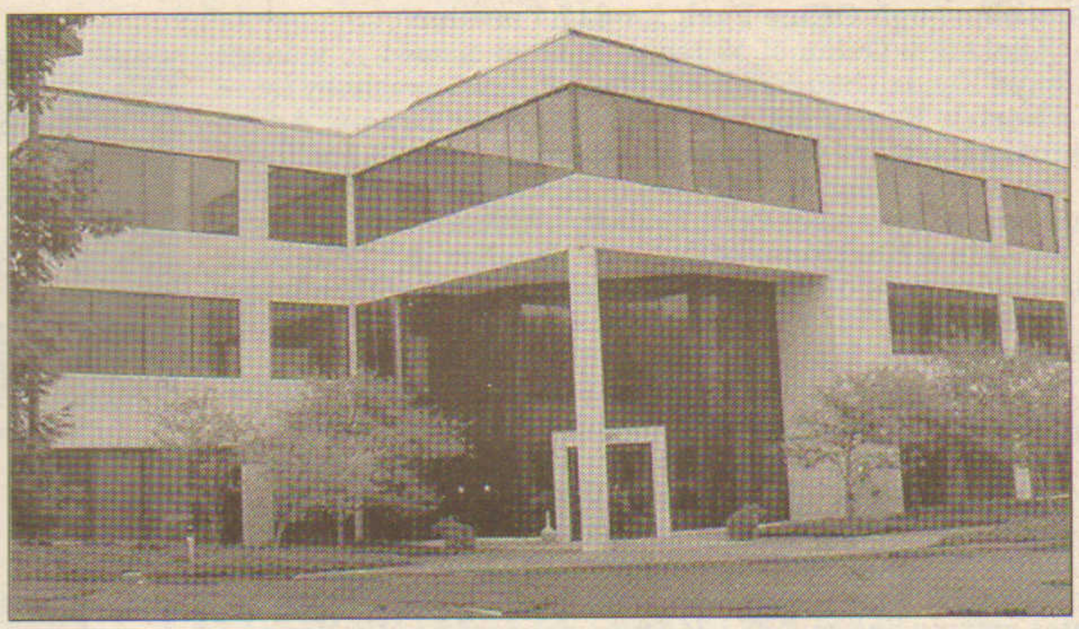
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OFFICE/R&D

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DECEMBER

New England Realty Resources places $70m for Boston Park Plaza Hotel/office bldg., with Metropolitan Life Ins.
Barry, Steingold, Francis of CB Richard Ellis (R.I.) lease 54,000 s/f to Restaurant Depot for Angel St. Mgmt., Cranston

Farrelly, Dancoes, Jackson of Cushman & Wakefield lease 108,500 s/f for Brady Sullivan to MicroSystems
Nesson of Press/Cuozzo brokers $2.45m sale of 37,000 s/f Watch Factory Shoppes with Fazzone of Cheshire R.E. Comm'l.

Ram Harnden sells 115,926 s/f offices/land at Southborough Office Park for $17.7 million
Callahan & Quinn of Meredith & Grew named to manage 1.3m s/f Kendall Square master planned development by Lyme

Chozick Realty sells 31 bldg. 154 unit Greens Apartment in Hartford to Omega Hartford LLC for $3.5 million.
Dacon & Juniper Advisory break ground for 160,000 s/f ind. building in Centennial Park, Peabody's Klemmer leasing agent

Glaskin & Korchmar of Coldwell Banker sell 29 units in Brighton; Fess of Wainwright Bank provides financing
Hirshland of T3 & Manzo of Beal Cos. lease 45,000 s/f in Cambridge with Flaherty & Lee of Meredith & Grew

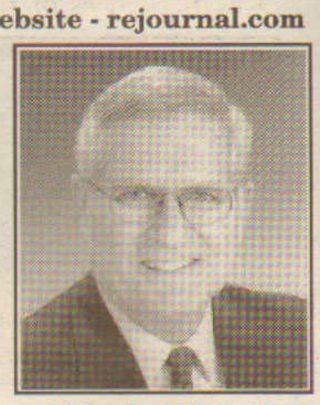
NorthMarq Capital arranges $16m for 425,000 s/f Upland Woods to Campanelli affiliate CQ Properties
Fantini & Gorga arranges $8.5m for Zussman's Piccadilly Square office/retail site in Newton Center; 100,000 s/f

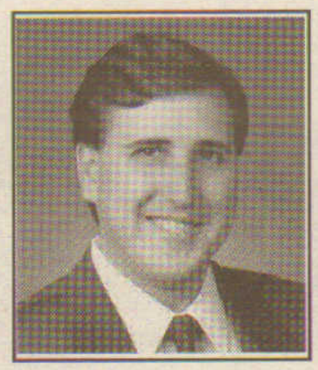
Ashworth Mortgage places $4.1m on Putnam Shopping Ctr.; Price Chopper takes 56,000 s/f in 147,664 s/f property
Nickerson Financial places $2.282m on Meadowbrook Estates apts. in Fulton, N.Y.; 84 units managed by MB Mgmt.

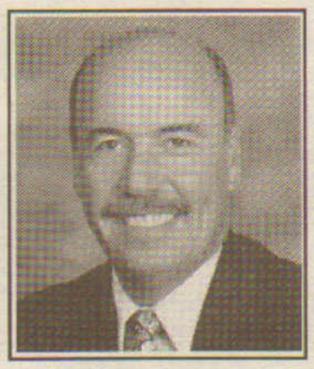

Thomas Walsh
CBRE


Stephen Karp
NEW ENGLAND DEVELOPMENT

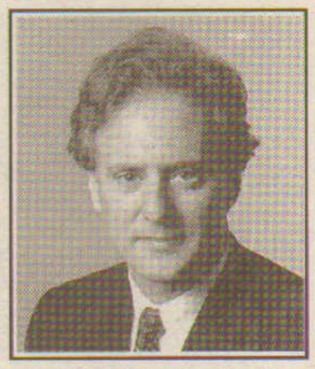

William Hassett
THE NELSON COS.

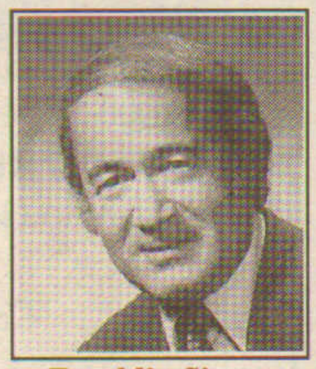

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Carl Valeri
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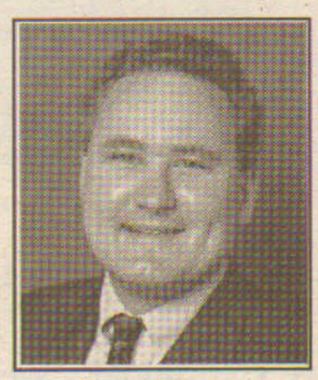

Ed Shanahan
GREATER BOSTON REAL ESTATE BOARD

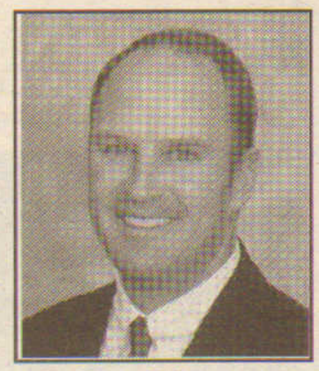

Alyce Hill
CAI-NH


Alan Leventhal
BEACON CAPITAL

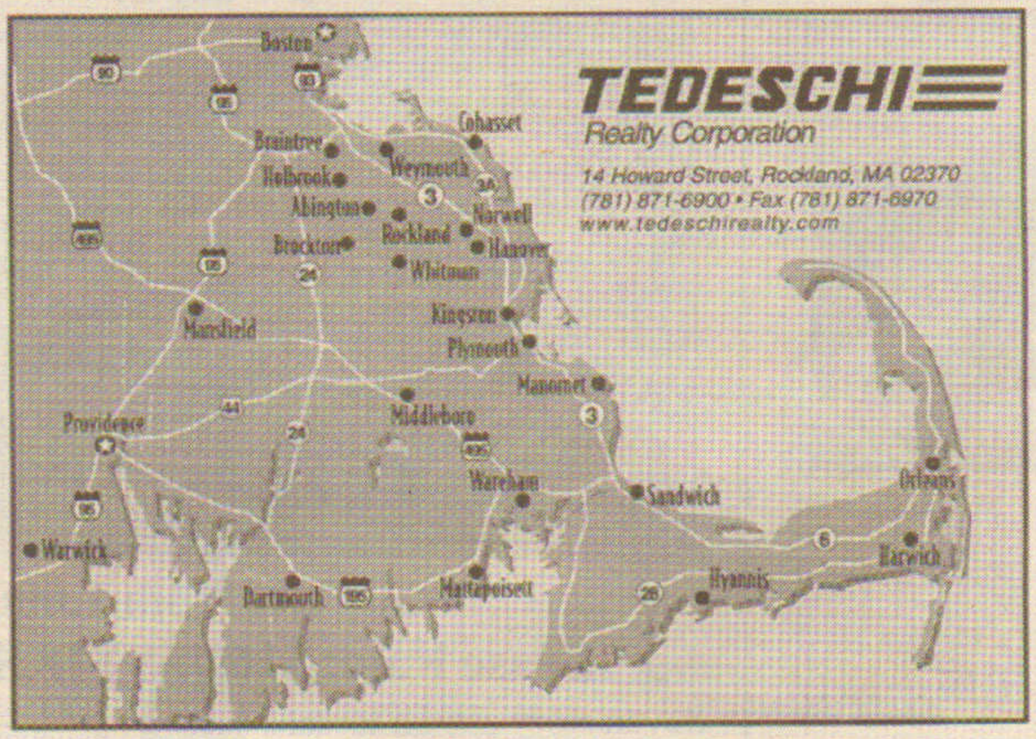

Franklin Simon
THE SIMON COS.


Gary Goodman
GARY GOODMAN PHOTOGRAPHY


David Lane
LANE, LANE & KELLY, PC


Jeffrey Dinsmore
FINARD & CO.

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Wishing the New England Real Estate Community
a Wonderful Holiday Season and
Continued Prosperity in the New Year.

★ ★ ★

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3,970 s.f. office building, totally renovated
- plus basement storage.

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SPRINGFIELD
1355 Boston Road
19,500 s.f. building on 2.52 acres
near Eastfield Mall - 300.0' frontage.

FOR LEASE



WEST SPRINGFIELD
246 Park Street
6,000 s.f. available
130 car parking - center of town.

FOR LEASE



WESTFIELD
94 N. Elm Street
Up to 60,000 s.f.
Class "A" suburban office

FOR LEASE



WEST SPRINGFIELD
425 Union Street
Up to 25,000 s.f. available
Very competitive rates

FOR SALE



SPRINGFIELD
436 Boston Rd.
13,000 s.f. Market
1.46 Acres - 30,000 Cars/day

FOR SALE



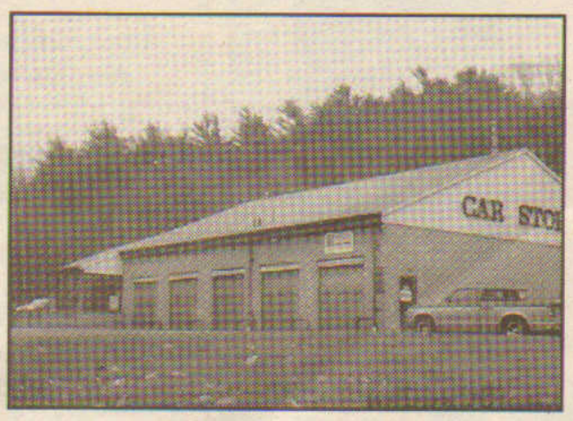
ADAMS
10 Harmony Street
138,000 s.f.
6.1 acres of land

FOR SALE



CHICOPEE
Court Square Plaza
20,000 s.f.
11% cap

FOR SALE



PALMER
1225 Thorndike St. (Rt. 32)
6,000 s.f. 1.47 acres
Auto facility, Mass Pike visibility

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DECEMBER

Thomas Miller, Huelskamp, DeSantis of Sperry Van Ness sell 171,000 s/f in Holliston for $11.1m in Holliston

Choate/Grubb & Ellis/Coldstream sells 10.12 acres in Portsmouth, N.H., for Sagamore Creek for $2.15 million

Nordic Properties acquires 330,000 s/f OSRAM HQ in Danvers for $15.5m; tenant stays in 156,000 s/f

HB Nitkin Group sells 800 Post Rd., Darien for $3.1m with Olvany of Cushman & Wakefield; Nitkin paid $1.77m in '96

Miller of Colonial brokers $2.75m sale of 14 acres in Orange for proposed 125,000 s/f Target; Pini seller

ULI honors Millennium Partners-Boston with Excellence Award for its 1.8m Ritz-Carlton Hotel built by Bovis L.L.

Pro Con building $7.1m residence hall at Gordon College in Wenham; PCI Architecture designs 54,000 s/f site

Blakely of TRB Assoc. negotiates 37,122 s/f lease-purchase at Gateway Plaza, Vernon, with Planet Fitness

Dickinson's $80m Crossing at Walkers Brook Phase I to open in fall 2004; 400,000 s/f anchored by Jordans

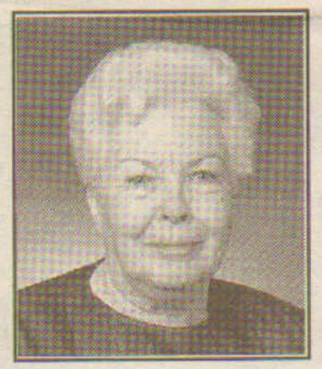
Charter leases 30,000 s/f to Ocean State Job Lot, 15,000 s/f to Pay Half at Foxhaven Plaza in East Haven

Hughes sells 80,654 s/f flex bldg. in 495 Technology Ctr. inMarlborough for Maggiore Cos. for $5.6 million

Kelleher & Sadowsky and CBRE/Whittier lease 84,000 s/f offices for UMass to Maxtor in Shrewsbury for ten years

Suydam of Equity Office installed Mass. NAIOP president; Schlager of Bulfinch chairs board

Thompson Doyle's Hennessey-Hause lease 190,000 s/f at 101 Huntington Ave. to Arnold Worldwide for Boston Props.



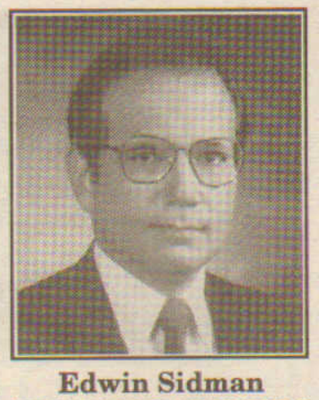
Mary Crowley
CROWLEY • MARQUIS RE



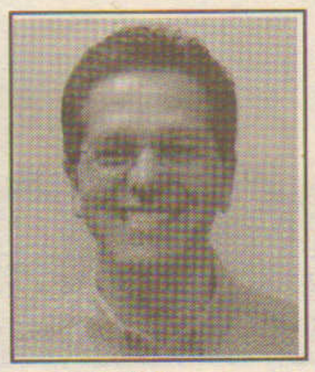
Doug Munro
SEAWATCH REALTY



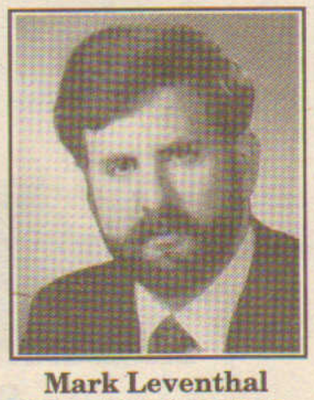
John Martin
CBL & ASSOCIATES



Edwin Sidman
BEACON PARTNERS



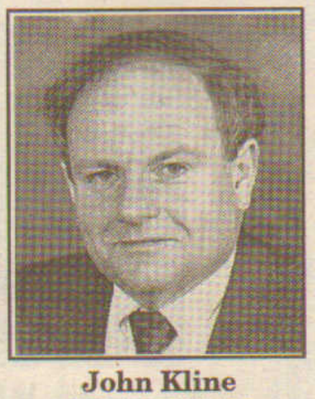
Jeff Souza
EMCOR SERVICE BALCO, INC.



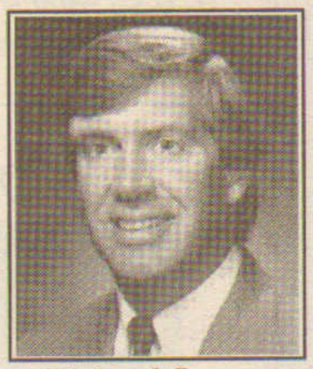
Mark Leventhal
BEACON CAPITAL



Robert Nickerson
NICKERSON FINANCIAL



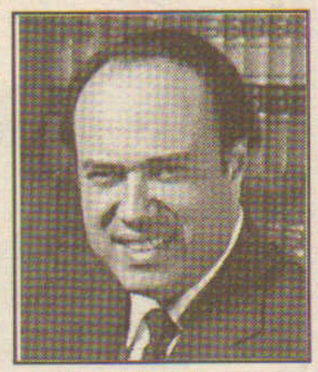
John Kline
HUNNEMAN APPRAISAL



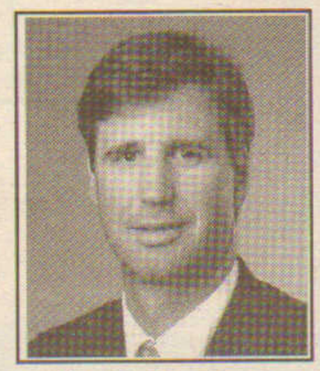
Richard Jumpp
JUMPP CO.



Larry Johnson
L.J. ENTERPRISES



Saul Feldman
FELDMAN LAW OFFICES



Jim Goldenberg
CATHARTES INVESTMENTS

SELECTED 2003 CLOSINGS

$17,000,000 Development Multifamily Collins Park Miami Beach, FL	**$8,000,000** Acquisition MHC Baybridge Estates Portland, ME	**$90,000,000** Refinance Self Storage Storage World Various Locations	**$5,800,000** Refinance MHC Lantern Estates Indianapolis, IN
$8,750,000 Refinance Land Santa Teresa Santa Teresa, NM	**$6,700,000** Acquisition Retail Maplewood Center Maplewood, MN	**$8,475,000** Development Multifamily Mountfort Residences Boston, MA	**$6,400,000** Refinance MHC Chesapeake Estates Thomasville, PA
$8,000,000 Preferred Equity Industrial STRT I-Equity Santa Teresa, NM	**$20,700,000** Acquisition MHC Albuquerque Portfolio Albuquerque, NM	**$3,950,000** Refinance Retail Walmart Appleton, WI	**$3,500,000** Refinance Self Storage American Self Storage Novi, MI
$20,000,000 Refinance Retail Home Depot Denver, CO	**$7,905,000** Refinance Industrial Allied Cold Storage Southborough, MA	**$3,850,000** Development Self Storage Crescent Boulevard Pennsauken, NJ	**$10,450,000** Refinance MHC County View Virginia Beach, VA
$13,556,000 Refinance MHC Asset Development Wisconsin	**$2,500,000** Sale Multifamily Boott Mill Lowell, MA	**$8,400,000** Acquisition Retail Mashpaug Commons Providence, RI	**$35,000,000** Development Condo Surf Club III Palm Coast, FL

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1031 EXCHANGES

The largest owner of neighborhood and community shopping centers in the United States has numerous single tenant triple net, shopping center and ground lease fee investment opportunities available for sale nationally. For a complete list and detailed marketing materials, please visit our website at www.kimcoexchangeplace.com or contact Robert James at 212-972-7456 ext. 11. You can also register to receive notification of new investment opportunities as they become available.

Tenant	Location	Price	Yield
Ponderosa Steakhouse	Mooresville, IN	$925,000	8.10 %
Ponderosa Steakhouse	Garfield Hts. (Cleveland), OH	$935,000	8.00 %
Rite Aid (Sublet to Family Dollar)	Pulaski, NY	$850,000	5.78 %
Rite Aid (Sublet to Dollar General)	Elizabeth, PA	$862,000	5.45 %
AutoZone	Plainfield, NJ	$1,088,000	7.00 %
Chesapeake Plaza	Chesapeake, OH	$1,454,720	10.00%
Allegheny Ludlum	Fox Chapel (Pittsburgh), PA	$1,542,635	8.50 %
Pizza Hut	Tupelo, MS	$1,671,440	5.67 %
Panera Bread	Orange Twnshp (Columbus), OH	$2,206,900	7.25 %
Kroger Anchored Shopping Center	Sulfur, LA	$2,231,000	9.50 %
Chick-Fil-A	Austin, TX	$2,250,000	6.00 %
Tire Kingdom	Miami, FL	$2,266,666	7.50 %
Red Robin Ground Lease	San Antonio, TX	$2,487,500	8.00 %
Walgreen's	Kerrville, TX	$2,772,000	8.82 %
Rite Aid	East Greenbush, NY	$2,785,223	8.75 %
Five Points Plaza (Big Kmart)	Fairborn, OH	$2,912,500	9.80 %
Rite Aid	Warren, OH	$3,255,000	9.00 %
Chipotle Mex. Grill + Multi-Tenant	Orange Twnshp (Columbus), OH	$3,732,860	6.80 %
Eckerd's Drug Store	Pueblo, CO	$3,960,000	7.90 %
Food Lion Shopping Center	Conway (Myrtle Beach), SC	$4,750,000	6.90 %
CVS	Union, NJ	$5,600,000	6.32 %
Safeway Supermarket	Pueblo, CO	$5,939,000	7.25 %
Sears w/ Auto Center	Waterloo, IA	$6,000,000	8.90 %
Main St. Retail/Office/Apt Complex	Jenkintown, PA	$7,222,404	9.32 %
Southeast Shopping Ctr. Portfolio	LA, MS and FL	$22,163,170	8.62 %



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FISHMAN REALTY



Jay Dacey
INTEGRATED BUILDERS



David O'Sullivan
O'SULLIVAN ARCHTS.



Joseph Vrabel
BOWDITCH & DEWEY



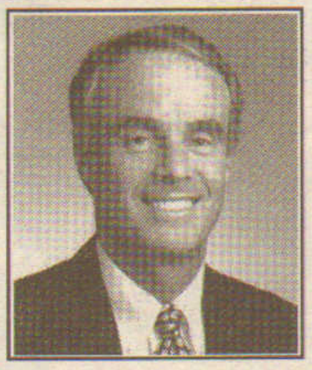
Webster Collins
CBRE/WHITTIER PARTNERS



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THE DRUKER CO.



Gerald Fineberg
FINEBERG COS.



Dennis Callahan
CBRE



Andrew Chaban
PRINCETON PROPERTIES



Barry Belcastro
BELCASTRO BROS.



Robert Brown
CBT



Robert Tambone
ATLANTIC TAMBONE

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Frederick Richard, MAI, Vice President
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Jesse Faneuil, Appraiser
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Matthew Katz, Senior Research Associate
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Tara Bermingham, Research Associate
Susan Barone, Administration
Jean Bradley, Administration
Sandy Harotunian, Administration

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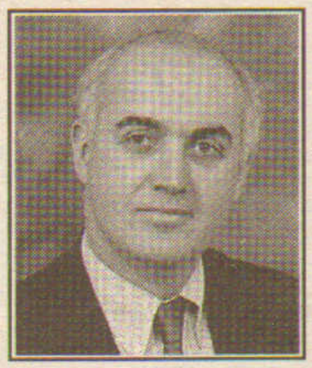
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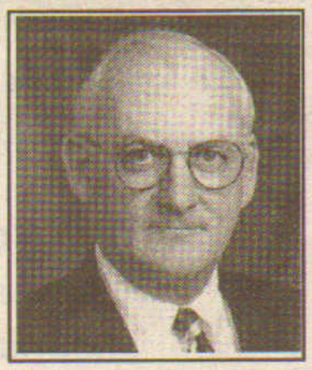
BOSTON HARTFORD NEW HAVEN PROVIDENCE PORTSMOUTH PORTLAND MANCHESTER

Happy Holidays!

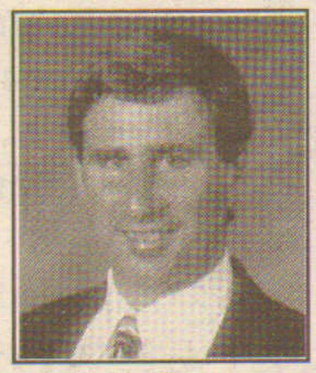
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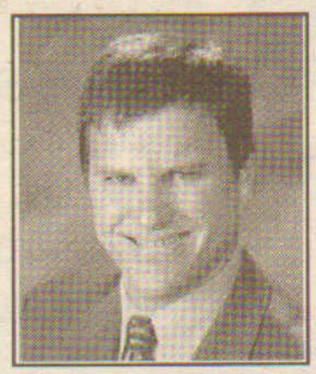
Emmet Logue
HUNNEMAN APPRAISAL



Robert Cronin
MEREDITH & GREW



John Yunits
CITY OF BROCKTON



Thomas Sweeney
RODMAN REAL ESTATE

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Our Thanks & Best Wishes for this New Year!



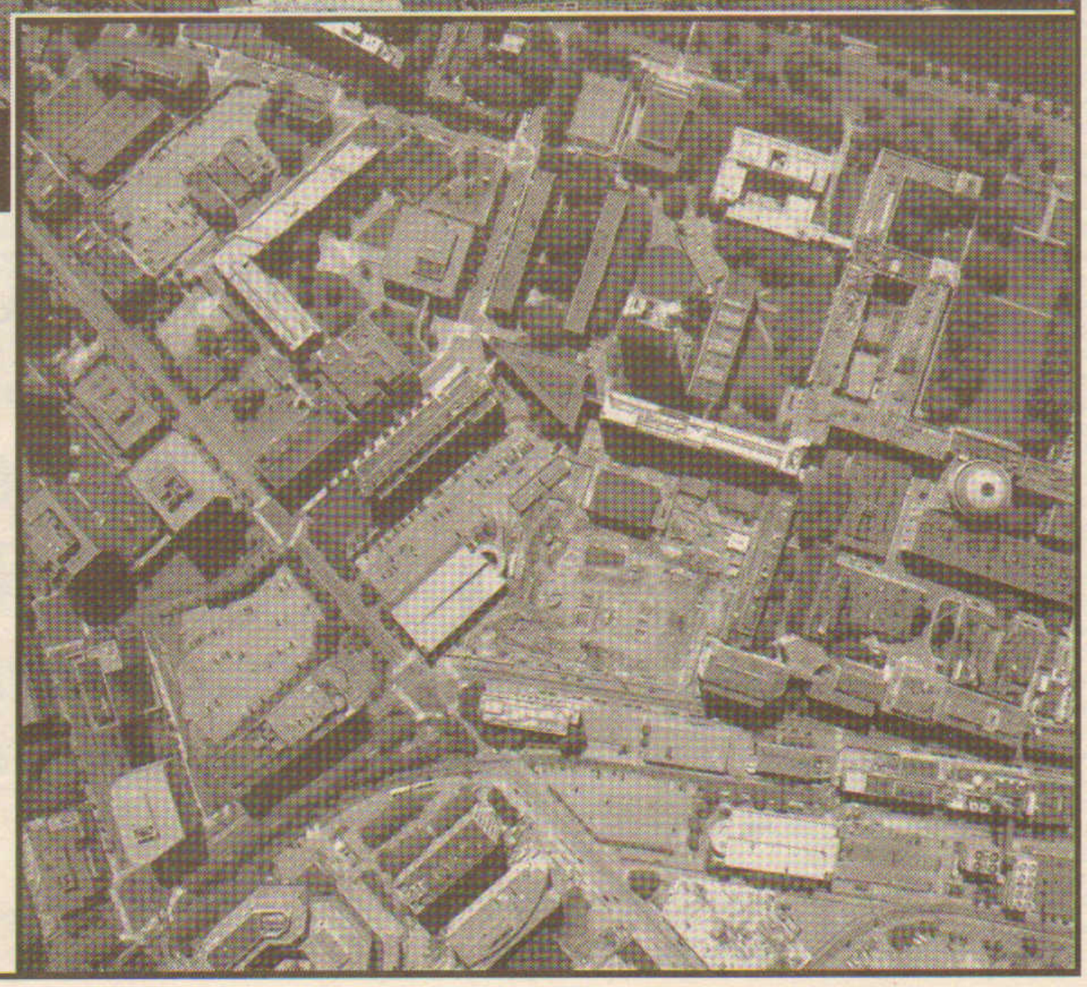


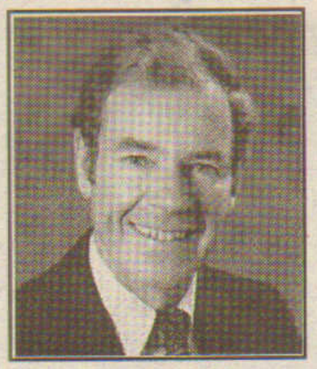
Most of all;
when you want it right Call us!

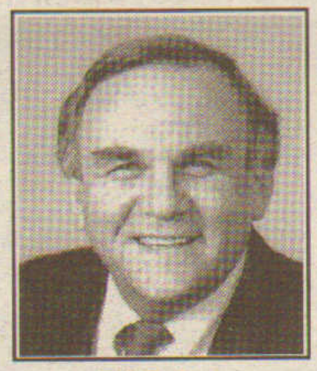
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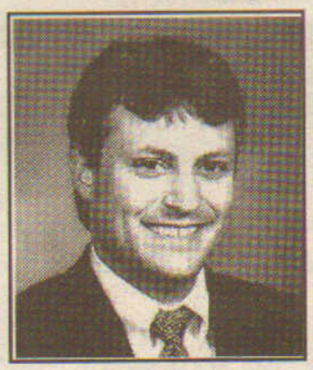


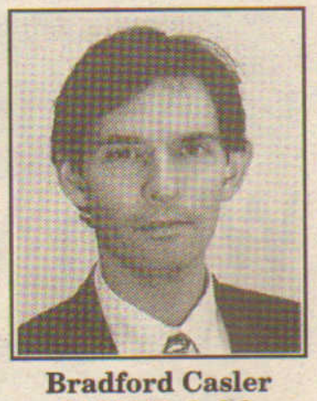

Roger Nordblom
NORDBLOM CO.


Ed Zuker
CHESTNUT HILL REALTY


Rachel Roginsky
PINNACLE ADVISORS


Dean Dolben
THE DOLBEN CO.

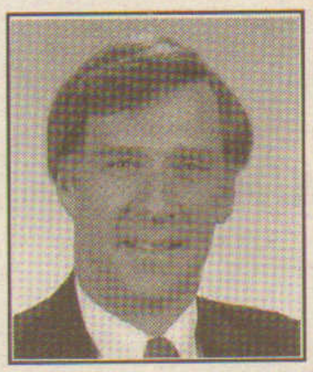

Glen Mair
MIRRICK O'CONNELL


Bradford Casler
CASLER & CO.

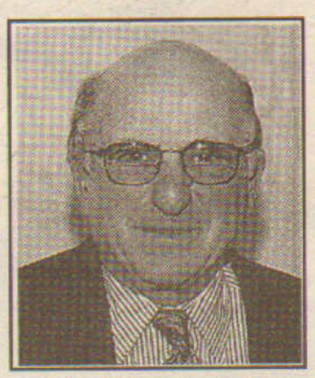

William Broache
VHB


David Locke
CBL & ASSOC.

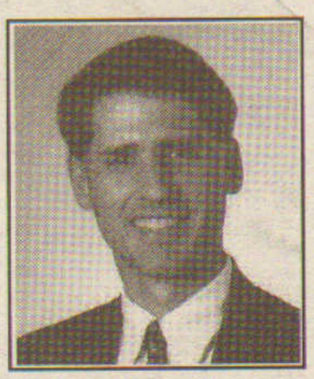

William Kelleher
KELLEHER & SADOWSKY

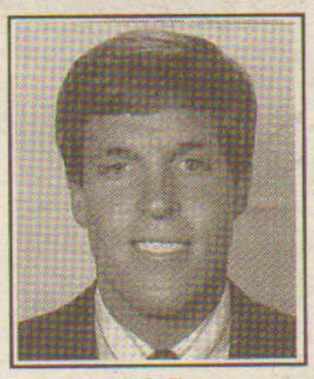

Ron Dion
R.M. BRADLEY

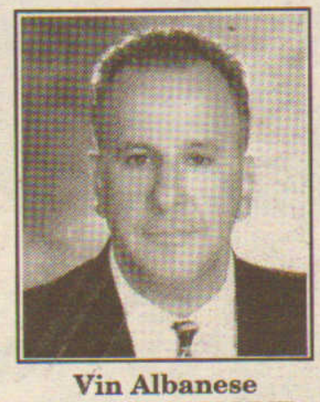

Richard Dennis
CASEY & DENNIS


Paul Saperstein
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WISHING YOU ALL THE BEST FOR A WONDERFUL HOLIDAY SEASON AND A PROSPEROUS 2004!


Jonathan Close
NORDBLOM CO.


Daniel Cregan
PARAMOUNT PROPERTIES


Vin Albanese
NAI PARAMOUNT PARTNERS


Peter Rioux
MB MANAGEMENT

MILESTONE
associates, inc.

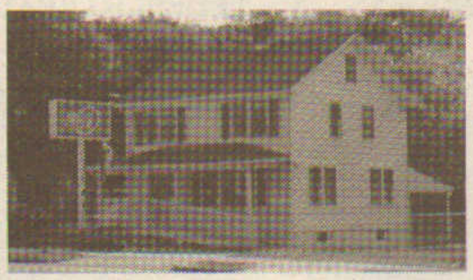
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192 WORCESTER ROAD NATICK, MA 01760

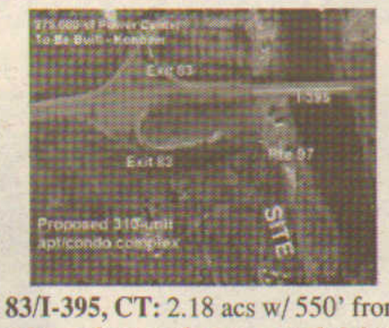
508-650-1929 508-650-1944 (FAX)

ALLYN and associates llc

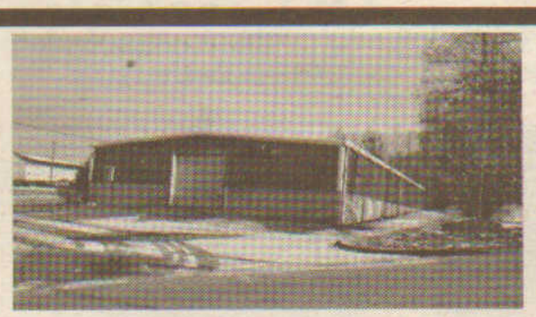
Commercial ◆ Industrial ◆ Land ◆ Residential



Norwich, CT: 2250-sf 2-story office/retail bldg. Public utilities. Ready for retail, office or restaurant use. Traffic count 27,000+. 1/10th mile to I-395



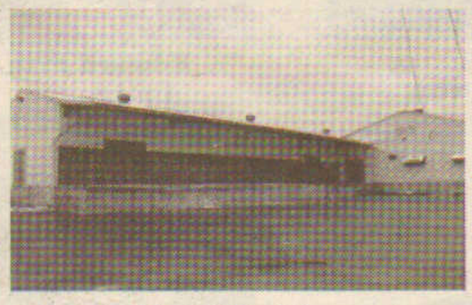
Exit 83/I-395, CT: 2.18 acs w/ 550' frontage – 310-unit condo complex proposed right behind site – walk to proposed 275000-sf power ctr.



Willimantic, CT: For lease 5,000-sf steel bldg. located between Rtes 32 & 66– 1 OH door, 400 amps, 12' clear. $3,500/mo NNN



Plainfield CT: 4936-sf shop/store On Rte 14 @ Exit 89/I-395. Traffic signal, all utilities. High traffic count, great visibility from I-395



Putnam, CT: 10000-sf former Agway Bldg. w/ rail siding, multiple truck docks, inside loading dock, outside storage mins. to I-395.



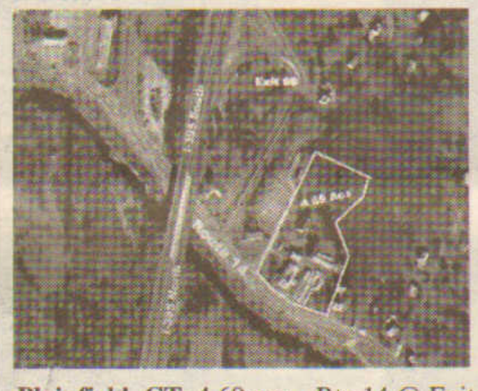
Brooklyn, CT: Two separate parcels merged to combine 10.58 acs – can be sold together or separate – zoned PC. On heavily traveled Rte 6.



Norwich, CT: 1,920 sf GC zone allows restaurants, retal, service, daycare, etc. Great locations. Mins to I-395/Exit 80. Traffic count 27,000. Adjacent property available. Provides 6/10 ac. site.



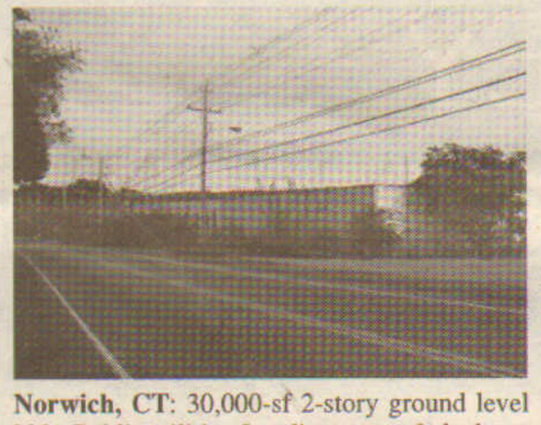
Preston, CT: 3.71 acs w/ 400' frontage – signal @ intersection – located between Mohegan & Foxwoods – zoned Resort Commercial.



Plainfield, CT: 4.69 acs – Rte 14 @ Exit 89/I-395 – all public utilities – traffic light w/ high visibility – great hotel/restaurant site



N. Stonington, CT: 2± acs. at Exit 93/I-95. Traffic count 37,900+. Zoned HC allows for restaurant, retail, auto, etc. Mins to Mystic, Foxwood's & regional attractions.

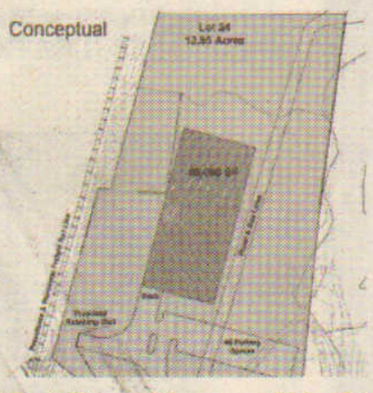


Norwich, CT: 30,000-sf 2-story ground level bldg. Public utilities. Loading access & docks on both levels. Zoned GC. $525,000.

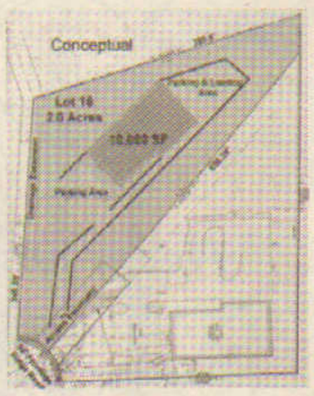


Wakefield, RI: For lease 60,000-sf retail w/ multiple restaurant sites – new Village at S. County. Hotel site & 50,000-sf office also. 1st phase under way!

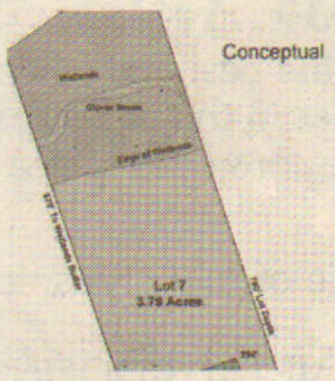
Putnam Connecticut Industrial Park



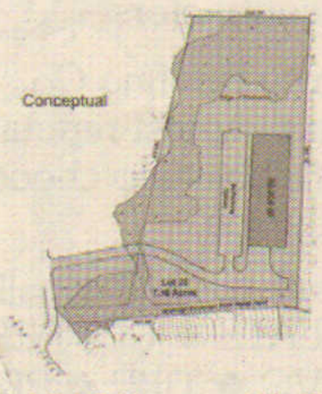
178 Park Rd: 13.95 acs, max bldg 43,125-sf w/ 56 parking spaces. Lot is adjacent to an active Providence & Worcester freight line. $242,000.



1 Ridge Rd: 2.03 acs, 50' frontage, max. bldg. 10,000-sf w/ 24 parking spaces – lot can be combined w/ Lot 5 to provide additional access. $70,000.



32 Highland Dr: 3.79 acs, 180' frontage, max bldg 15,000-sf w/ 20 parking spaces, site has been cleared, grubbed & ready to build. Can be combined w/ surrounding lots. $55,000.



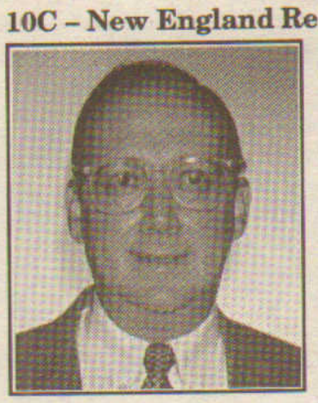
192 Park Rd: 7.16 acs, max. bldg 30,000-sf w/ 64 parking spaces, lot is cleared, grubbed, graded & ready to build, water & gas lines are adjacent to site. $142,000.

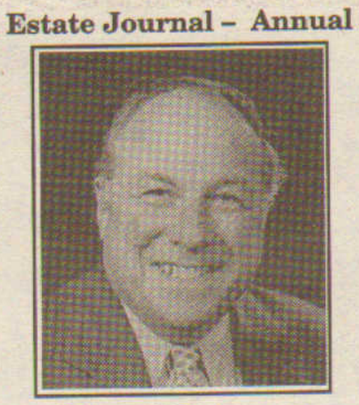
The Park is now at 69% occupancy w/ 14 buildings constructed; 7 lots remain available and range in size from 2 to 38 acres. Park infrastructure includes public roads, municipal water & sewer, storm drainage, gas, electric & telephone, an on-site water storage tank & an adjacent Providence & Worcester Railroad freight line. Town provides services preparing both preliminary site plans & detailed final site plans & assistance in preparing & presenting applications for planning, zoning, wetlands & use permit approvals when required. Quick site approval – review & approval within 45-60 days of commitment. Many lots are cleared & already for development. Loan & tax incentives are available. 25 minutes south of Mass Pike on I-395 at Exit 95.

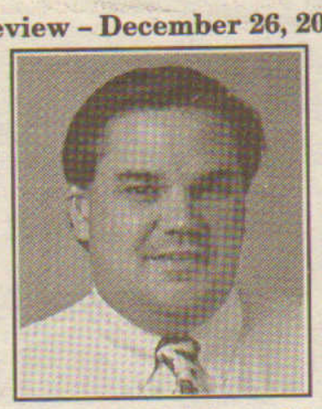
Fred Allyn III

12 Case Street, Suite 204
Norwich, CT 06360
Ph. 860.892.1335 ◆ fax 860.892.1336

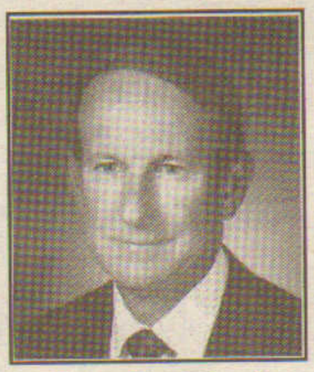
Fred Allyn Jr.

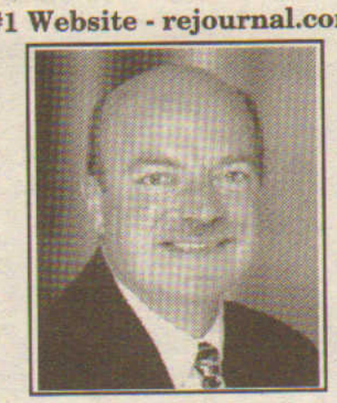

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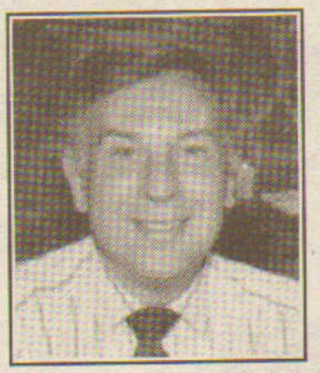

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KONOVER CONSTRUCTION


Richard Gallivan
RESTAURANT SITES

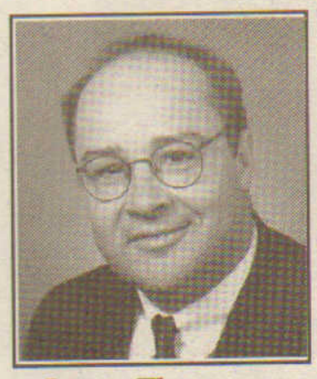

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John Whalen
TEDESCHI REALTY

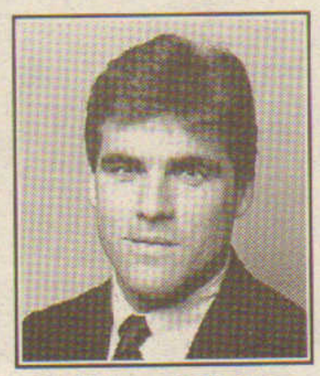

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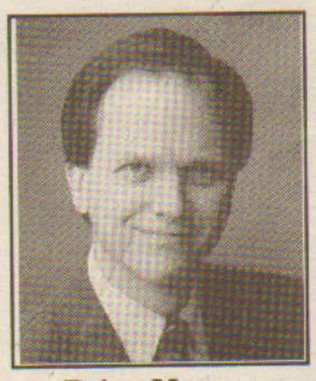

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GRUBB & ELLIS

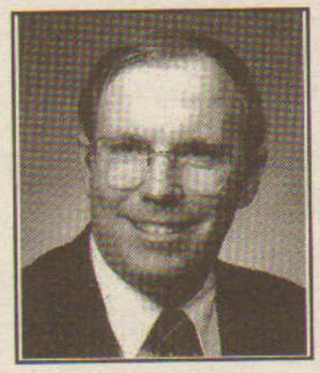

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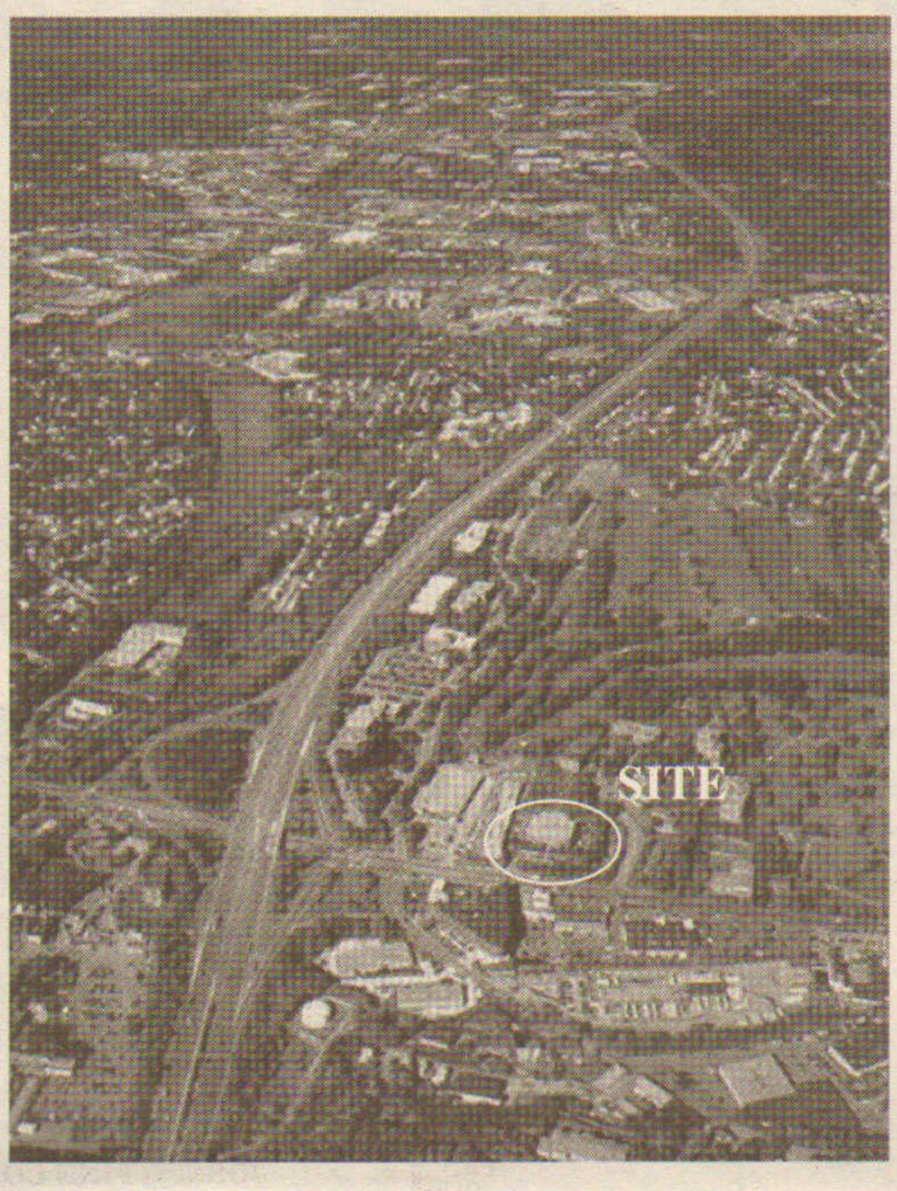
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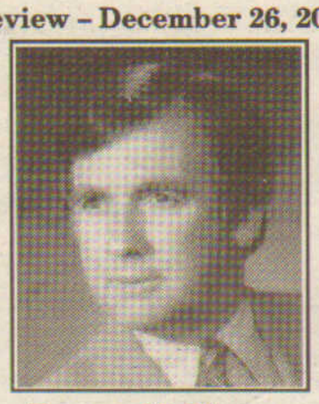
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978.564.8003 ***Facsimile***
e-mail:liam@everestllc.com



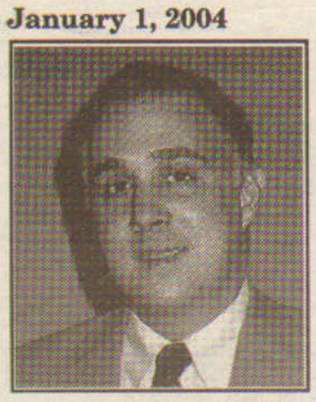
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SAMUAL PLOTKIN & ASSOC.



Edward Bowler
BOWLER R.E. APPRAISAL



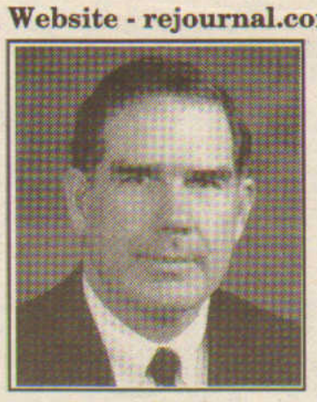
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DICENSO ASSOC.



Bill Mullin
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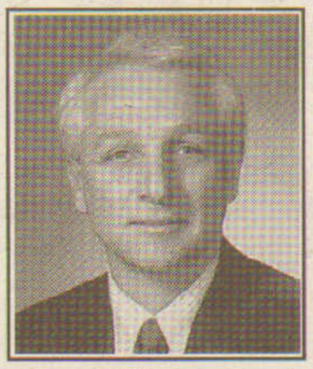
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NDC DEVELOPMENT



Ron Grant
RANDOLPH SAVINGS



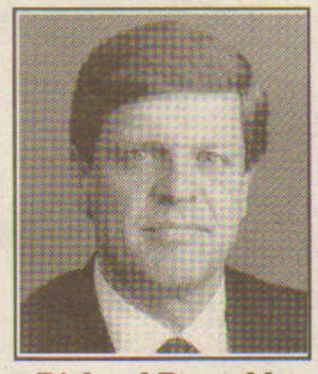
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DICKINSON DEVELOPMENT



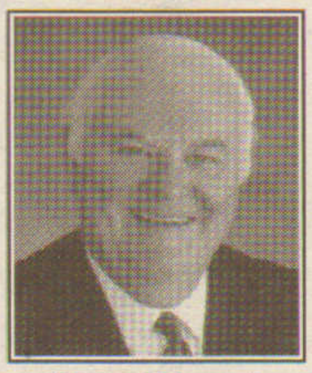
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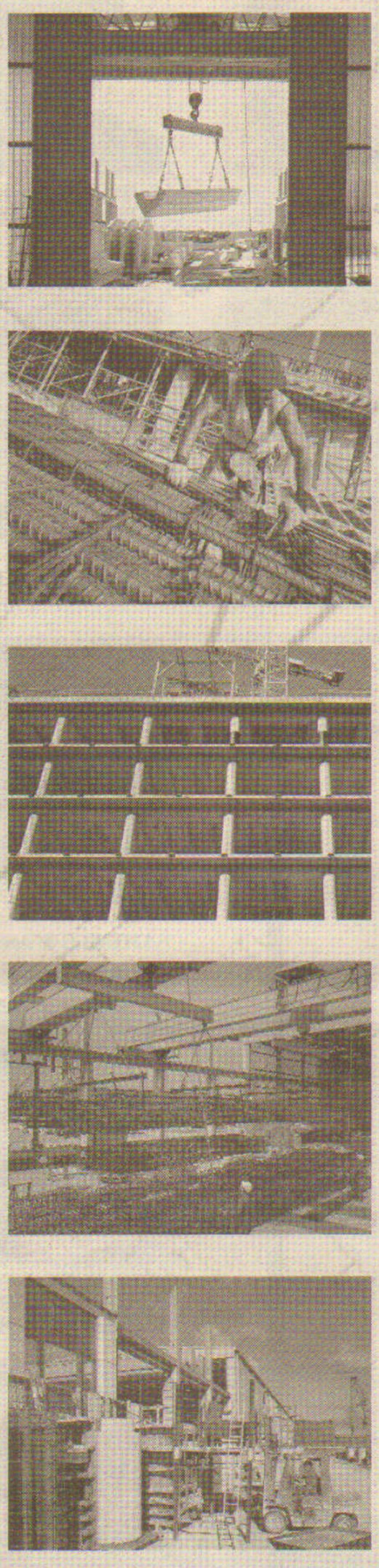
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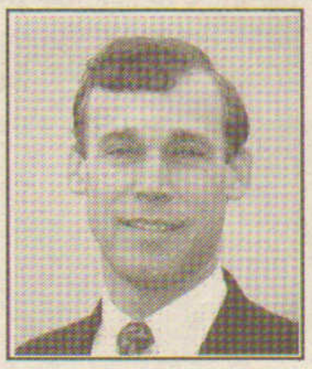
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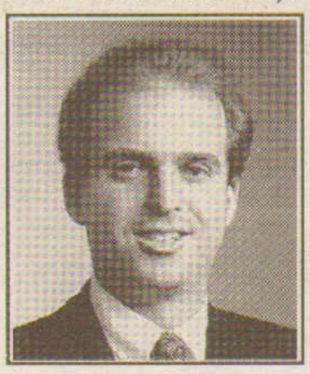
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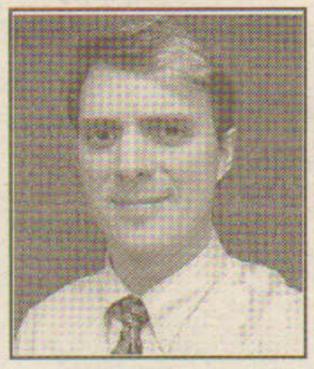
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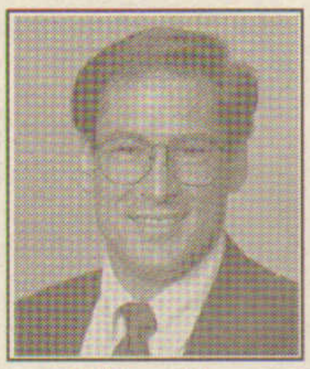

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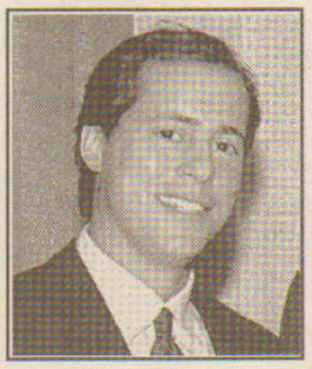

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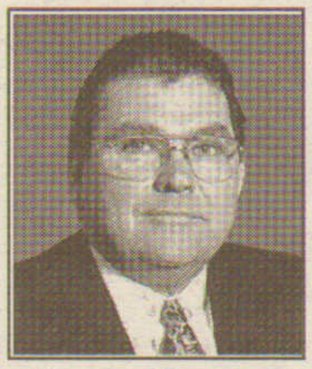

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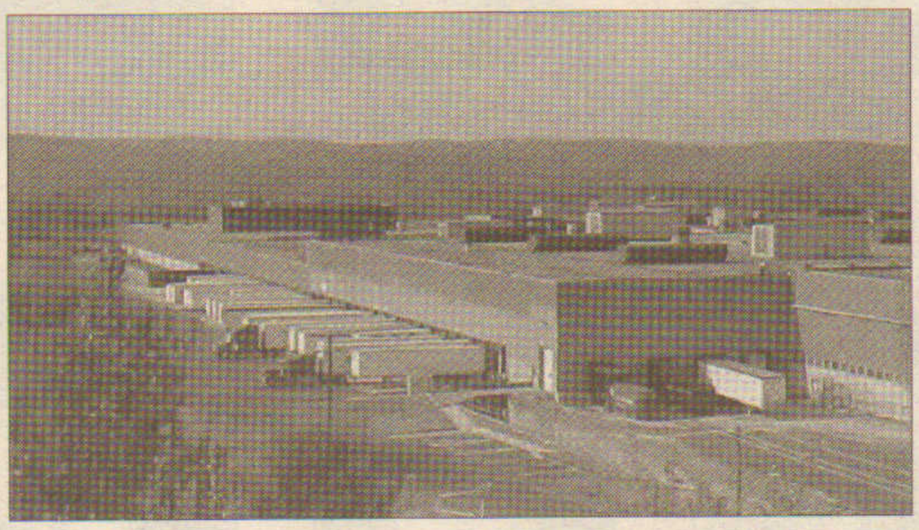

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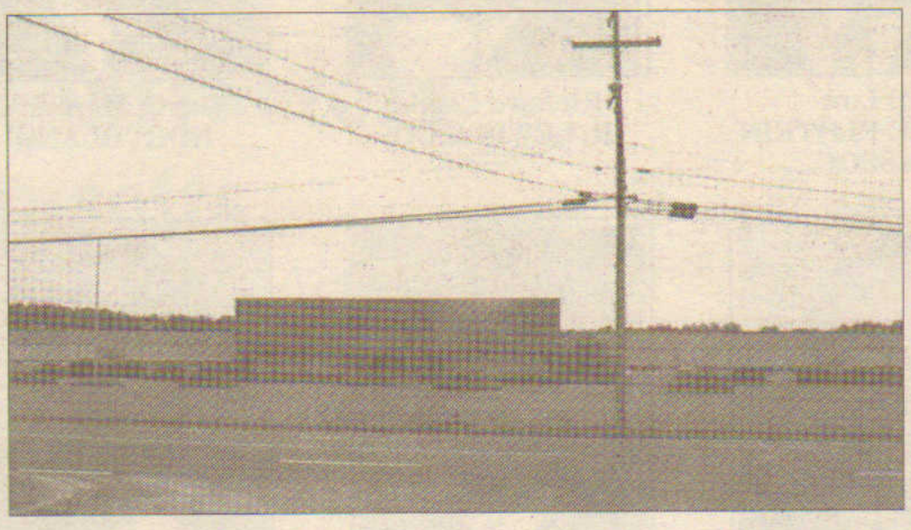

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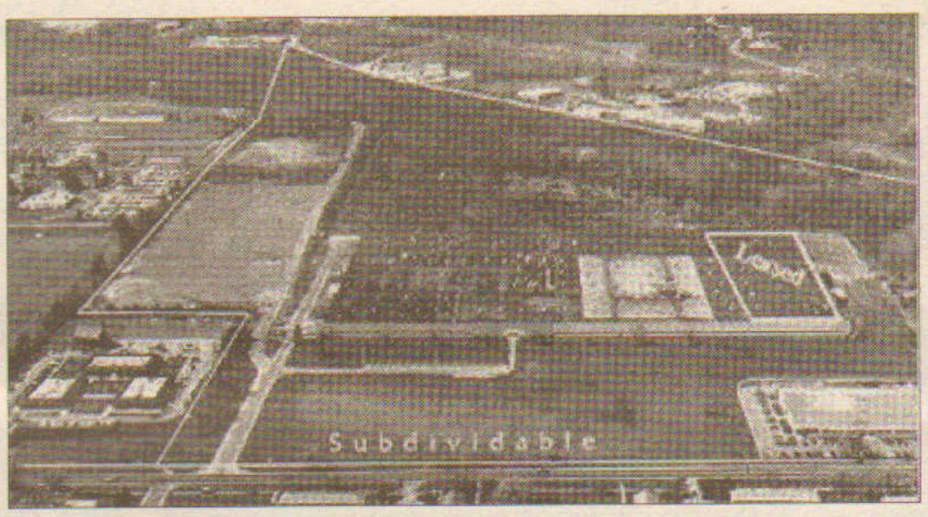
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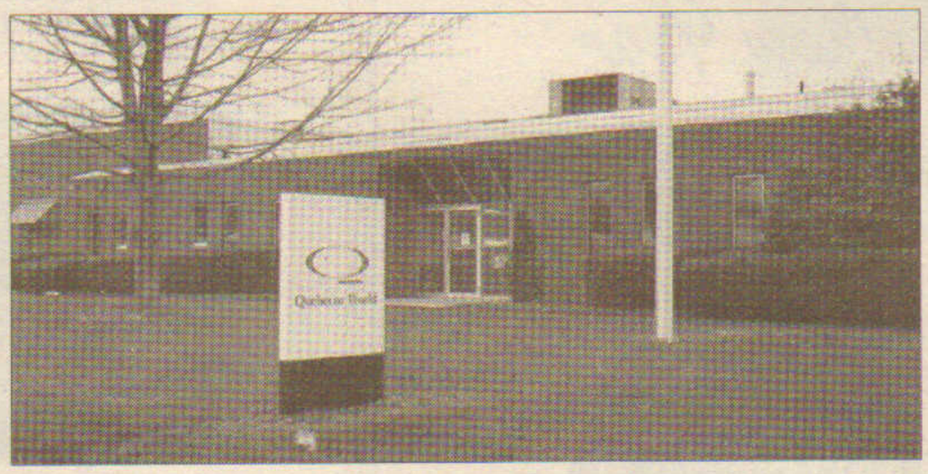
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- 475 Willard Avenue, Newington, CT
- 440,000 SF available - will subdivide
- 50,000 SF of air-conditioned office space
- 18' clear ceiling heights
- **For Lease @ $2.50 NNN**
- Excess land available



Manufacturing

- 31 Edwin Road, South Windsor, CT
- Great location; easy access to I-291, I-91, I-84
- 49,640 Square Feet
- 50% air conditioned
- Heavy Power
- **Asking $1,500,000; Lease Price: $3.25 NNN**



Manufacturing or Warehouse/Distribution

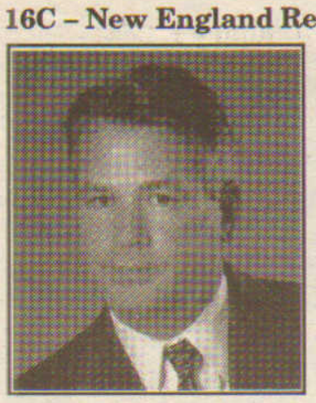
- 400 Park Road, Watertown, CT
- 137,856 SF
- Central location - quick access to Interstates
- 24' ceiling heights; fully air-conditioned
- Heavy power
- **Asking $4,395,000 ($32 per SF)**

COLLIERS
DOW & CONDON

For further information, please contact

Colliers Dow & Condon
Telephone: (860) 249-6521
Hartford and New Haven Connecticut
www.colliersdow.com

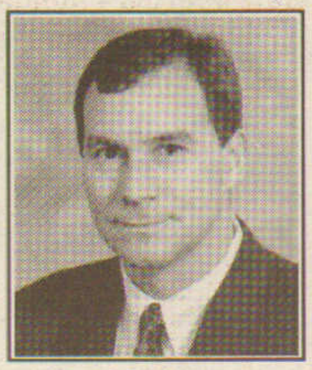
Brokerage
Consulting
Property Management



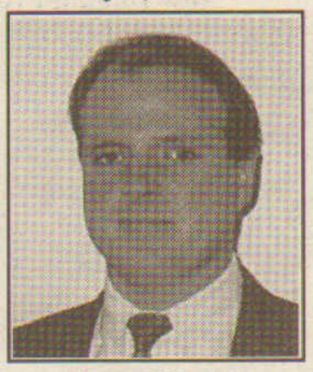
Bill Low
SAMUEL PLOTKIN & ASSOC.



Richard Lewis
R. LEWIS & CO.



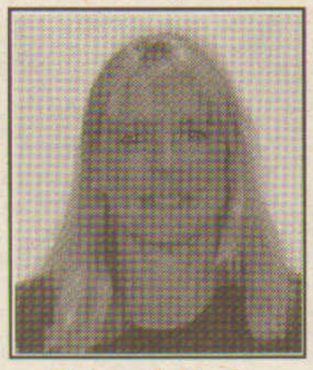
David Morency
NORTHLAND



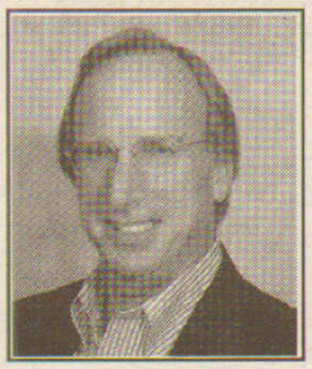
James Rader
RADER PROPERTIES



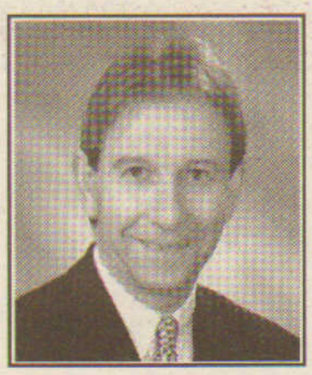
Bruce Waters
MCLAUGHRY COMMERCIAL



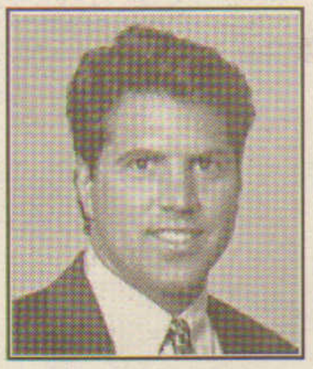
Deborah Foehr
STAR COMMERCIAL



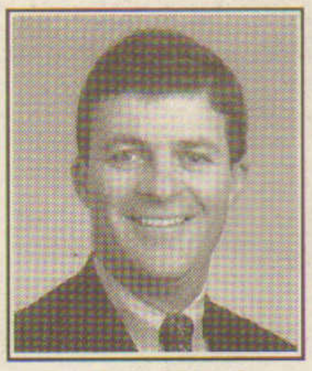
William Finard
FINARD & CO.



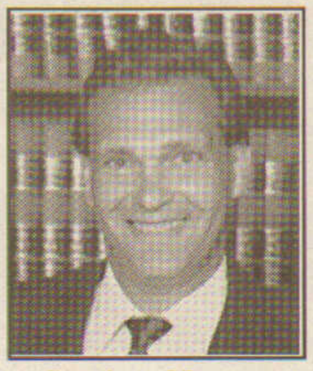
Richard Goulet
THE APPRAISERS GROUP



Jeff Dugas
WELLSPEAK DUGAS & KANE



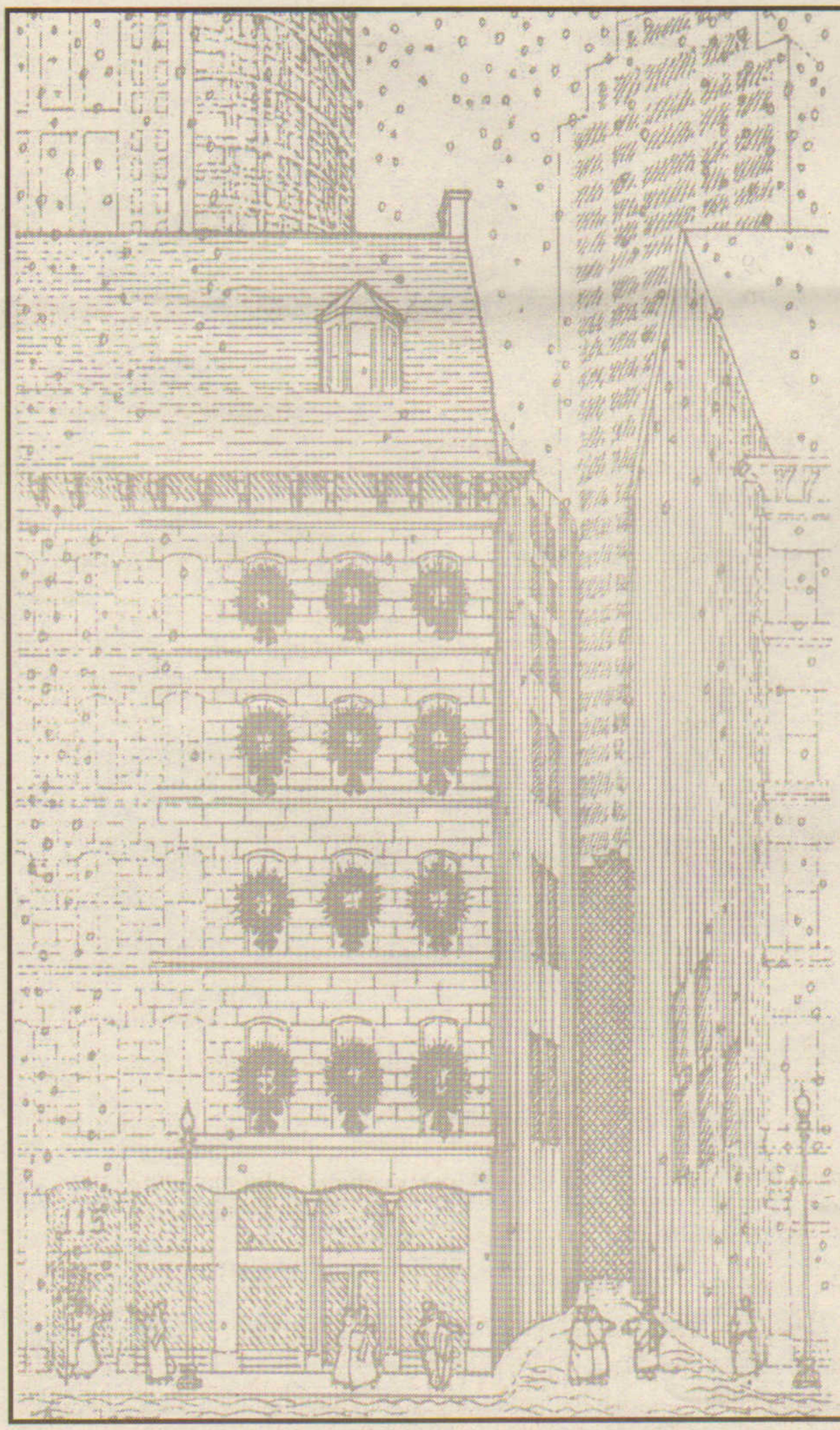
Stephen Murphy
CBRE



Stephen Marcus
MARCUS, ERRICO, EMMER & BROOKS



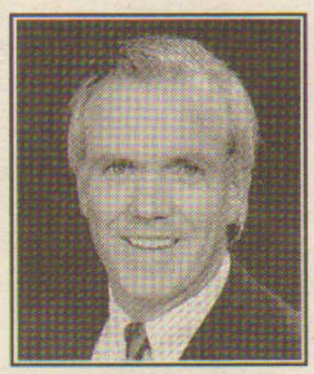
Stephen Lebovitz
CBL & ASSOCIATES



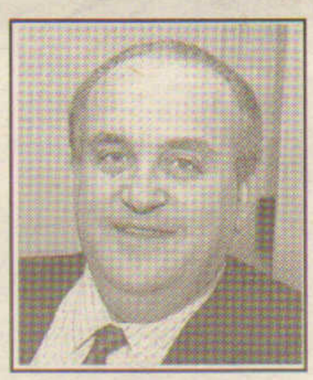
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Prosperous
New Year
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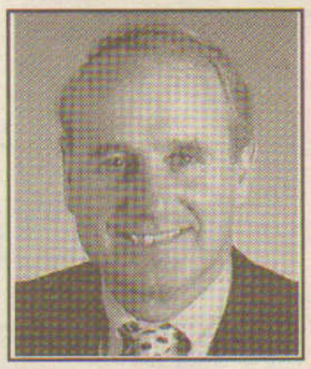
Paul Durgin
CONWAY COMMERCIAL



Richard Ashworth
ASHWORTH MORTGAGE



Gary Letourneau
ELECTRICAL DYNAMICS

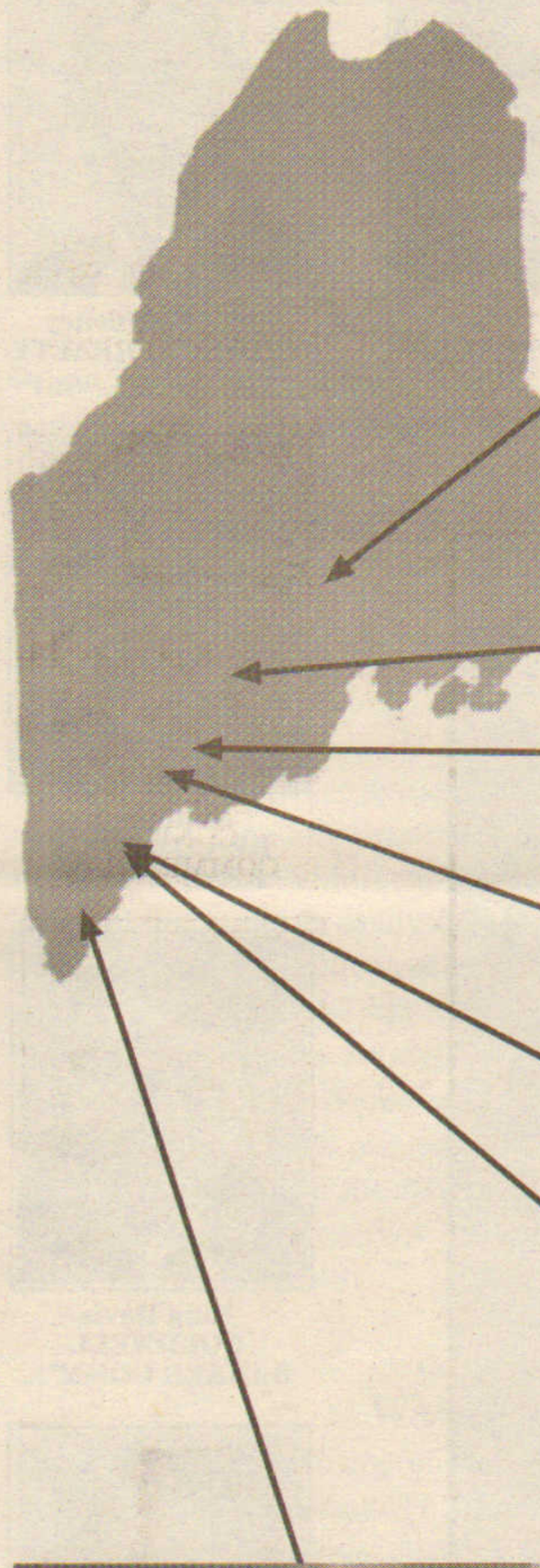


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NEW ENGLAND REALTY RESOURCES

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Retail Sales Leasing Investment Office Land Development Tenant Representation

100 Silver Street Portland, Maine 04101 207.774.1885 ph 207.774.8397 fax





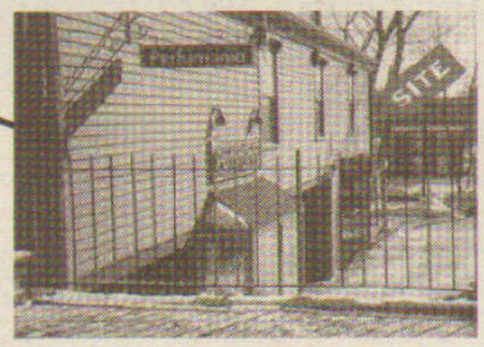
FOR LEASE: Join Hannaford, Aaron's Superstore, TJ Maxx & More, Pierre's School of Cosmetology and other major retailers at the newly renovated Broadway Shopping Plaza in Bangor, Maine. Great location; recent upgrades include new facade, Hannaford expansion, and TJ Maxx & More expansion; 9,000± sf and 5,000± sf units available. Call Tina DiPietrantonio at (207) 774-1885 today for more information.



Build-to-Suit retail spaces available at Topsham Fair Mall off exit 24 of I-95. Join Home Depot, Wal Mart, Super Shop n' Save, Wendy's , Pub "99", and others. Dan Catlin 774-1885.



Office / Retail Spaces available in downtown Augusta, Maine. 2,500±sf to 25,000± sf available. Contact Tina DiPietrantonio (207) 774-1885 or via email dipietrantonio@comprop-1.com



Rare opportunity to secure lease on an 1,080± s.f. space on Main Street in Freeport! Unbelievable exposure & heavy foot traffic! Contact Tina DiPietrantonio at 774-1885.



Opportunity to lease exclusive retail/office space in Ogunquit, Maine. Contact Tina DiPietrantonio at 774-1885 or email dipietrantonio@comprop-1.com

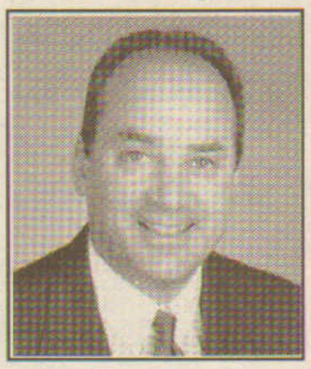


FOR LEASE: Outparcel in the Mill Creek Shopping Plaza, located in the popular Knightville area. Easy access to Downtown Portland, I-295, and the Maine Turnpike. Contact Tina DiPietrantonio at 774-1885.

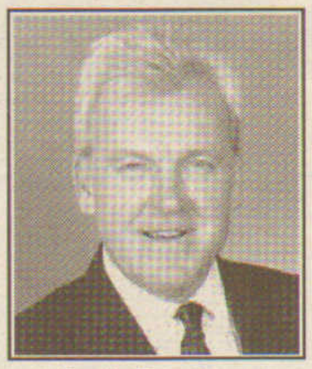


Join Outback Steakhouse, Eggspectations Restaurant, Young's Furniture and the Curtain Shop. Maine Mall area's prime new development! Contact Karen Rich at (207) 774-1885 or krich@comprop-1.com

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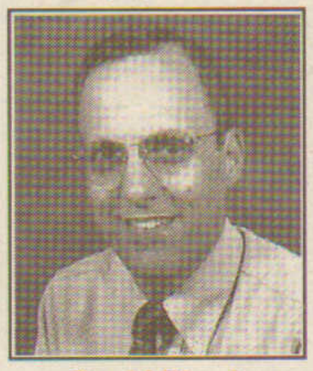
Jeffrey Swartz
SPAULDING & SLYE COLLIERS



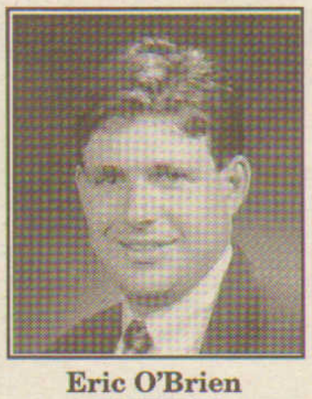
Jack Kerrigan
GRUBB & ELLIS



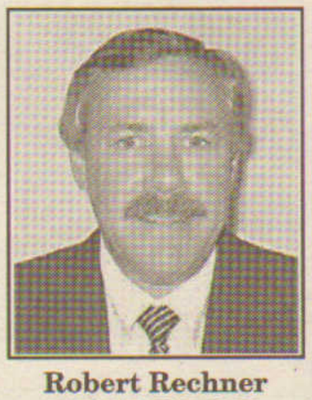
Gregory Micallef
OLYMPUS GROUP



David Wood
WORDS FROM WOODY



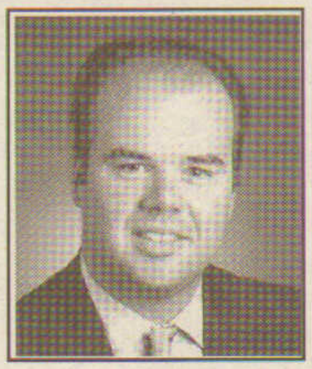
Eric O'Brien
O'BRIEN COMMERCIAL



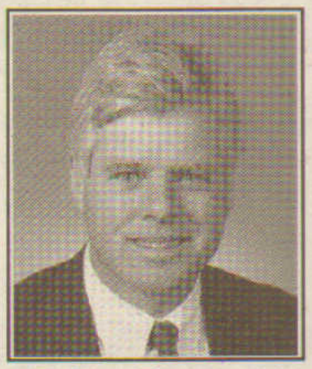
Robert Rechner
RECHNER R.E.



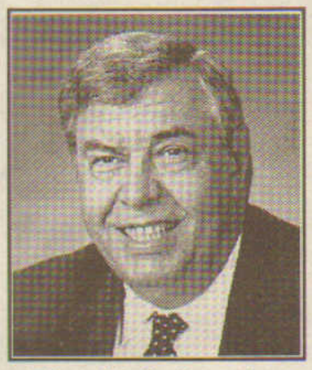
Kevin Bell
NORTHLAND



Chris Phaneuf
CUSHMAN & WAKEFIELD



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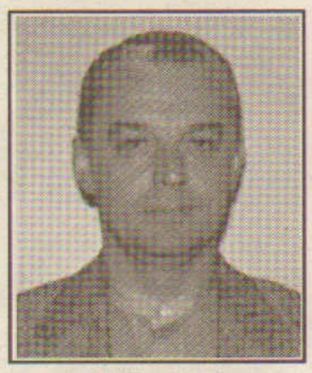
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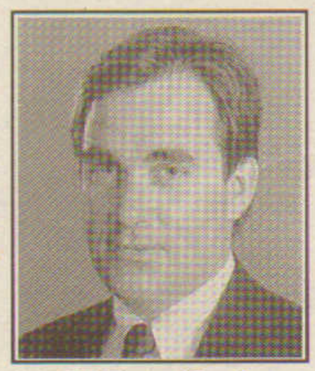
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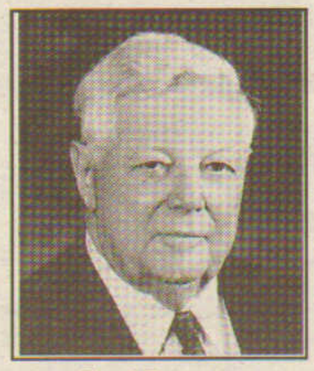
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RENAISSANCE REAL ESTATE



King Davis
COLDWELL BANKER COMM'L.



William Clark
CLARK CO.



Carl Barron
CARU ASSOCIATES

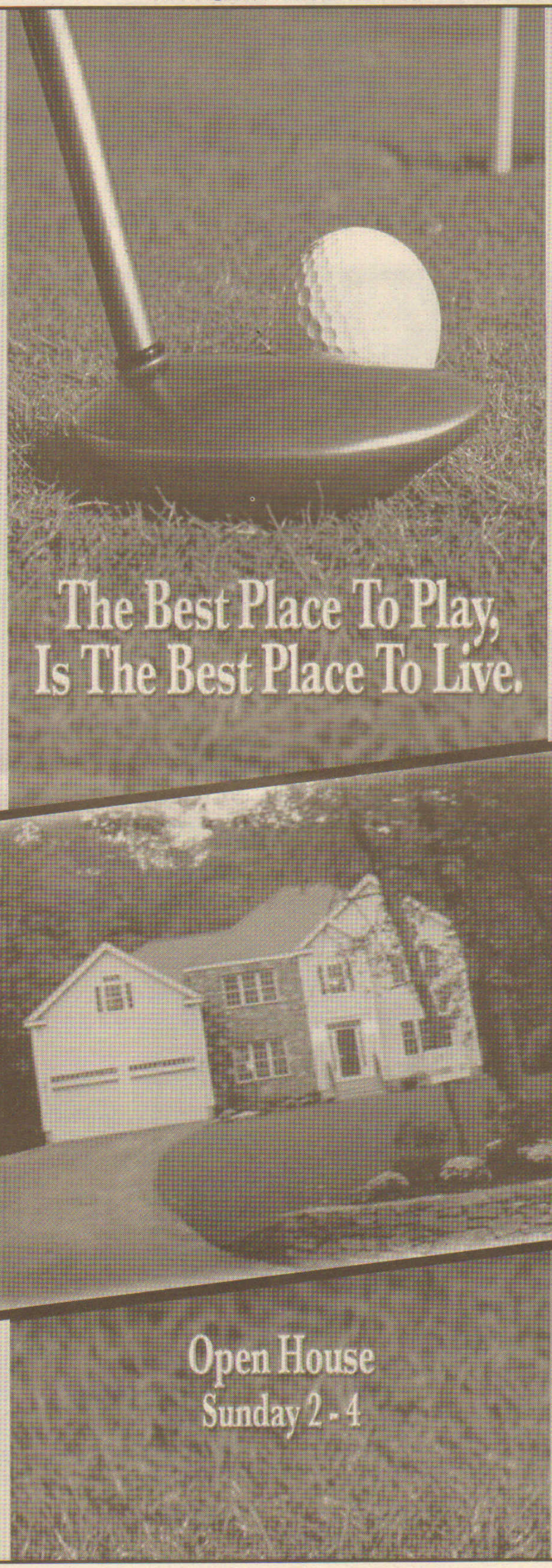
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Shining Rock's **amenities** include a clubhouse with community center and health club, putting green driving range, concierge service, walking trails throughout the community, and hiking trails in the adjacent state forest and conservation land.



Live life the way you always imagined it could be, right in your own backyard.

SINGLE FAMILY HOMES NOW AVAILABLE –
Starting in the low $500,000's up to $1.2 million on certain sections of the Golf Course. Choose from 6 architecturally designed floor plans ranging from 2,600 SF to 4,500 SF.

Standard **features** include
Hardwood Floors –
foyer, living room, dining room
Ceramic tile –
kitchen, baths, laundry room,
Gas fireplace with mantel;
slate surround & hearth
Jacuzzi in master bath;
sprinkler system

Generous Builder Allowances – Additional Features Optional

Condominiums start in the low $300's and vary from 1,500 SF to 2,100 SF

SR
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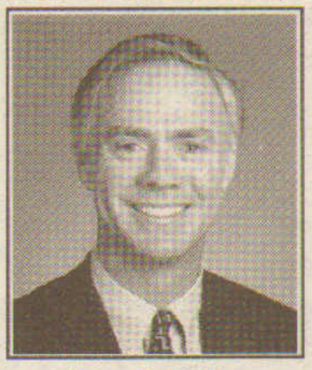
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Carol Todreas
TODREAS/HANLEY



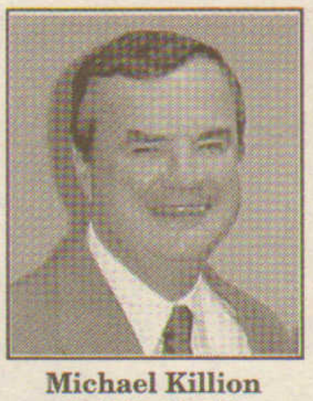
Nancy Wluka
WLUKA
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Joseph Fallon
TRAMELL CROW



Steven Tenofsky
STEVEN TENOFSKY



Michael Killion
RANDOLPH
SAVINGS BANK



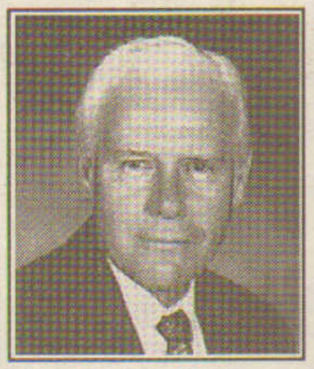
Karyn McFarland
MCFARLAND
& FINCH



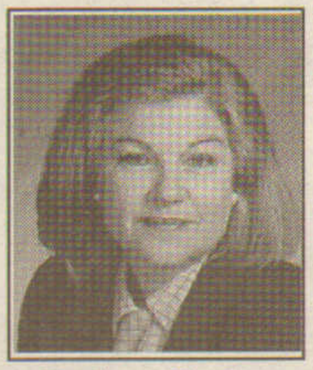
James O'Connell
O'CONNELL
HOSPITALITY
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Robert Conrad
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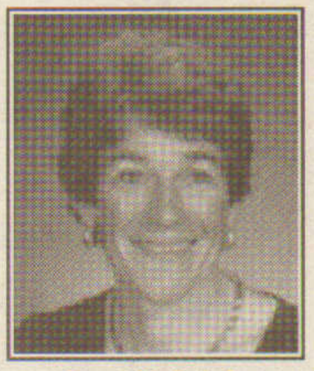
Harry Shea
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GOLF & LAND
ECONOMICS



Larry Gottesdiener
NORTHLAND



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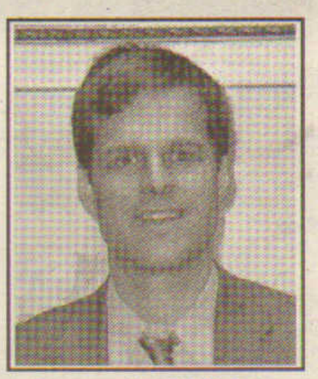


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PARSONS COMMERCIAL GROUP, INC.

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Comprehensive Land Aquisition Services

Parsons Commercial Group
is pleased to announce
that

Varian Medical Systems
has leased 13,200 S/F of
Office/R&D space

at

89 October Hill Road
New Englander Park
Holliston, Massachusetts

Rick Schuwerk
of Parsons Commercial Group
represented the Tenant in this transaction

Parsons Commercial Group
is pleased to announce
the sale of

60 Acres of land
for a proposed
Senior Community
Hingham, Massachusetts

Sale Price: $9,765,000

Andrew Sacher
of Parsons Commercial Group
represented the Seller in this transaction

Parsons Commercial Group
is pleased to announce
the sale of

80 Lyman Street
Northboro, Massachusetts

10,000 s/f in two industrial properties

to

Lyman LLC
Sale Price: $715,000

Chris Devaux was the sole broker
in this transaction

Parsons Commercial Group
is pleased to announce
the sale of

12 Union Street
Westborough, Massachusetts
680,000 s/f of
industrial warehouse space

Sale Price: $4,300,000

Chris Devaux
represented the Buyer,
Westboro Group, LLC

Parsons Commercial Group
is pleased to announce
that

American International Chemical
Has leased 11,857 s/f of
Office R&D space

at

125 Newbury Street
Framingham, Massachusetts

Barry Gluck
of Parsons Commercial Group
represented the Tenant in this transaction

Parsons Commercial Group
is pleased to announce
that

Dal-Tile
Has leased 50,000 s/f of
Warehouse space
at three
New England locations

Rick Schuwerk
represented the Tenant in
all the above transactions

Parsons Commercial Group
is pleased to announce
that

Smith & Duggan LLP
Has leased 8,189 s/f
of Office Space

at

55 Old Bedford Road
Lincoln North Office Park
Lincoln, Massachusetts

Barry Gluck
of Parsons Commercial
represented both the Landlord and the Tenant

Parsons Commercial Group
is pleased to announce
the sale of

455 Whitney Street
Northboro, Massachusetts
22,000 s/f
industrial property

to

Muscle Master.Com
Sale Price: $1,200,000

Rick Schuwerk
represented the Buyer in this sale

Parsons Commercial Group
is pleased to announce
the sale of

9 Otis Street
Westborough, Massachusetts
36,000 s/f single story
industrial building

to

Otis Street Realty LLC
Sale Price: $2,200,000

Chris Devaux was the sole broker
in this transaction

Parsons Commercial Group Inc. 85 Speen Street, Suite 300 Framingham, MA 01701
tel: (508) 820-2700 fax: (508) 820-2727 www.pcg-ma.com

Parsons Commercial Group Inc.

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...Thank you for Making 2003 a Success!

Commercial Industrial Brokerage Services

Parsons Commercial Group
is pleased to announce
that

Velocity Sports Performance
Has leased 25,500 s/f
of warehouse space

at

31 Union Ave.
Chiswick Park
Sudbury, Massachusetts

Barry Gluck was the sole broker
in this transaction

Parsons Commercial Group
is pleased to announce
the sale of

161-165 Main Street
Medway, Massachusetts

60,000 s/f industrial building

to

Medway Mill LLC
Sale Price: $900,000

Rick Kaplan was the sole broker
in this transaction

Parsons Commercial Group
is pleased to announce
the sale of

Rustcraft Road Parcel
Dedham, Massachusetts
For a proposed 300 unit
luxury Apartment
community

Sale Price: $4,950,000

Andrew Sacher of Parsons Commercial
represented both the Buyer and Seller

Parsons Commercial Group
is pleased to announce
that

The Society of St. Vincents

17,880 s/f of retail space

at

444 Franklin Street
Framingham, Massachusetts

Barry Gluck was the sole broker
in this transaction

Parsons Commercial Group
is pleased to announce
the sale of

10 Mercer Road
Natick, Massachusetts

10,000 s/f industrial building

to

Metropolitan Cabinets
Sale Price: $1,000,000

Rick Kaplan was the sole broker
in this transaction

Parsons Commercial Group
is pleased to announce
the sale of

17 Acres of Land
Located in Bellingham, Massachusetts
For the Development of
285 unit luxury
Apartment Community

Sale Price: $3,621,000

Andrew Sacher of Parsons Commercial
represented both Seller and
Buyer in this transaction

Parsons Commercial Group
is pleased to announce
the sale of

50 Acres of industrial land
located in
Hopedale, Massachusetts

to

Francis Marcoux
Sale Price: $1,250,000

Rick Kaplan was the sole broker
in this transaction

Parsons Commercial Group
is pleased to announce
that

Devco Corporation
Has leased 24,488 s/f
of warehouse space

at

24 Williams Way
Bellingham, Massachusetts

Rick Kaplan represented the Landlord
in this transaction

Parsons Commercial Group
is pleased to announce
the sale of

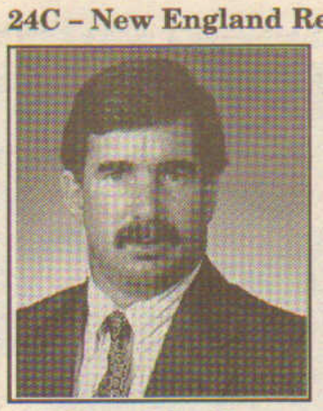
40 Acres
for a proposed
senior retirement community
Cohasset, Massachusetts

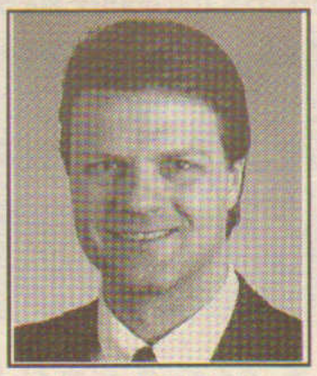
to

Taylor Woodrow LLC
Sale Price: $4,000,000

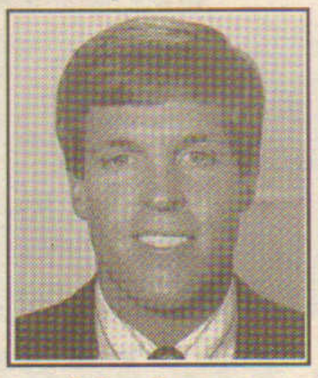
Parsons Commercial Group
represented the buyer in this transaction

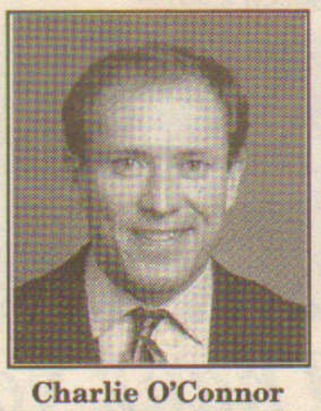
Parsons Commercial Group Inc. 85 Speen Street, Suite 300 Framingham, MA 01701
tel: (508) 820-2700 fax: (508) 820-2727 www.pcg-ma.com


Richard Graham
TRAMMELL CROW

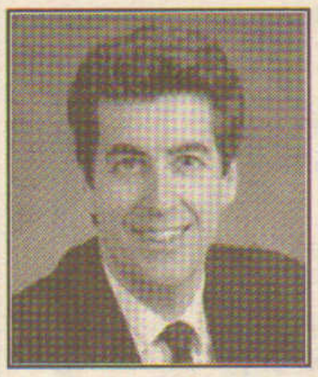

Edward Riekstins
NEW ENGLAND
REALTY RESOURCES

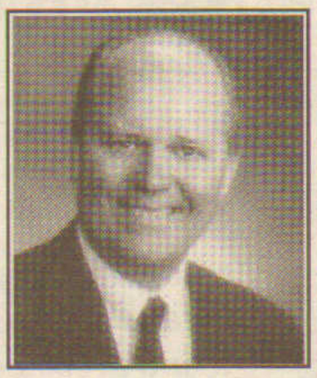

Debra Javit
MAX JAVIT R.E.
DEVELOPMENT


John Cregan
PARAMOUNT
PROPERTIES

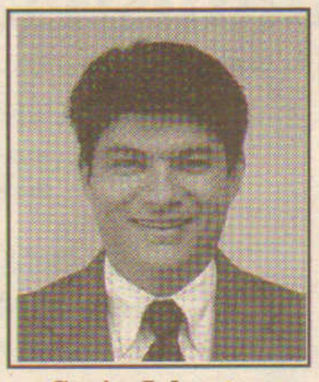

Charlie O'Connor
TRAMMELL CROW

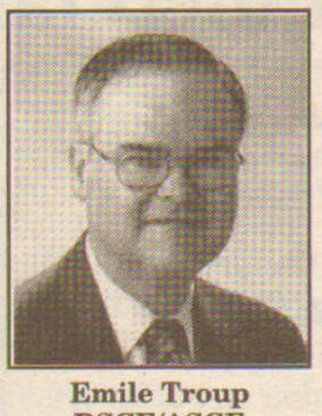

Jonathan Glanz
GLANZ INDUSTRIES


Tom Hill
COLDWELL
BANKER


John Avery
AVERY & ASSOC.


Daniel Bilz
THE KATZ COS.


Graig Johnston
R.W. HOLMES


Emile Troup
BSCE/ASCE


Thomas Dunham
DUNHAM GROUP

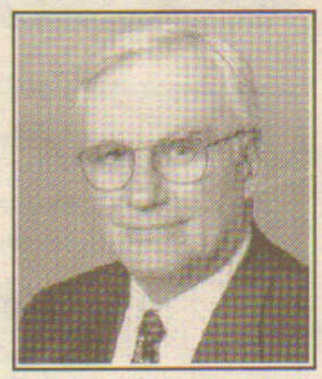
NDC DEVELOPMENT ASSOCIATES

Wishing all of you
a Happy Holiday Season
and a Successful New Year.

REAL ESTATE DEVELOPMENT • FINANCE • CONSULTING
60 STATE STREET • SUITE 1550 • BOSTON, MA 02109
TELEPHONE: 617.878.7900 FAX: 617. 878.7852
WWW.NDCDEVELOPMENT.COM


Susan Gittelman
B'NAI B'RITH
HOUSING


Robert LaPorte
MEREDITH & GREW


John Carroll Jr.
MEREDITH & GREW


Norman Gosline
GOSLINE & CO.

URSTADT BIDDLE PROPERTIES INC.

wishes to extend sincere thanks
to all of the real estate professionals and service providers
who helped make 2003 another outstanding year for the Company!

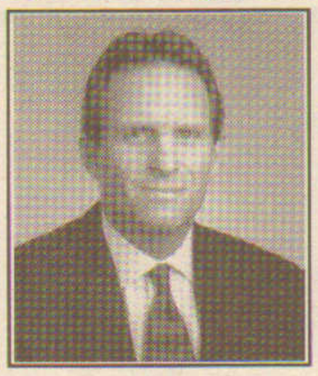
Lease deals totaling 375,000 sf

$83,000,000 of new acquisitions totaling 460,000 sf

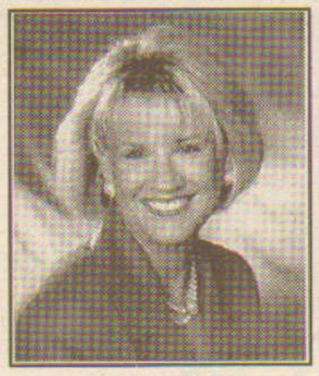
Accumark
Advanced Plumbing
Arbis Capital
Argus Construction
B & D Controlled Air
Bouchard Construction
Bursco Signs
Calculated Fire
Ceruzzi Holdings
Charter Realty & Development
CNS Real Estate
Cohen and Company
Columbia Development Corp.
Cowley Engineering, P.C.
DMB Contracting
Eagle Air Conditioning
Ewing Associates
Estascape
Fairfield Retail Partners
Fidelity National Title Co.
Great American Electric
Heritage Systems
Houlihan Lawrence
Insite Engineering
Julius M Feinblum Real Estate
K-Rom Construction
Lawyers Title Insurance Co.
Monitor Controls
National Commercial Brokers
Newmark of Connecticut
Northeast Retail Leasing
Northwest Atlantic Real Estate
O'Keefe Construction
Oxford Real Estate Services
P & A Associates
Perlmutter Properties
Pressly & Associates
Princeton Realty Group
Radco Roofing
Romano Architects
Seaman Mechanical
Signs Ink, Inc.
White Plains Signs

Happy Holidays!

URSTADT BIDDLE PROPERTIES INC., 321 Railroad Avenue, Greenwich, CT 06830 203-863-8200
www.ubproperties.com



Gregory Lucas
CBRE



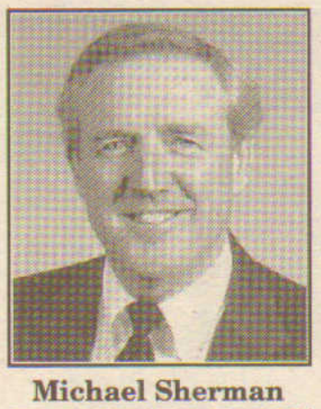
June Fish
ASHWORTH MORTGAGE



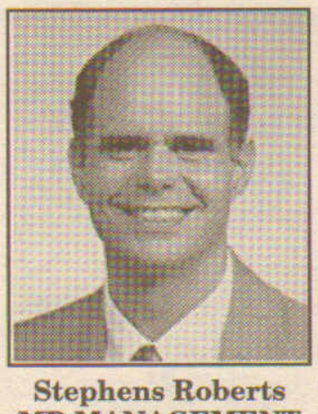
Nanette St. Pierce
ST. PIERCE DEVELOPMENT



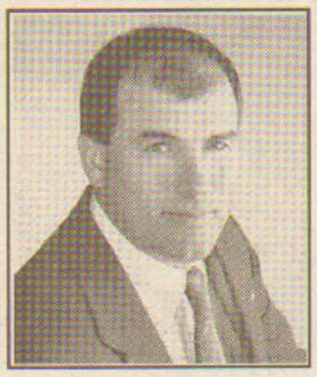
Richard Bertman
CBT/CHILDS BERTMAN TSECKARES



Michael Sherman
CB RICHARD ELLIS/ WHITTIER PTRS.



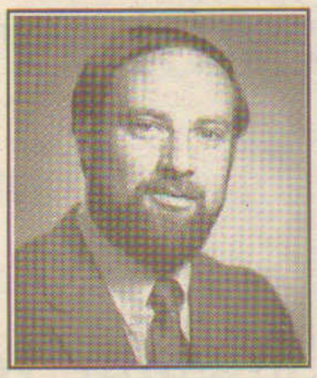
Stephens Roberts
MB MANAGEMENT



David Bisbee
DAVENPORT REALTY



Richard Spaulding
SPAULDING & CO.



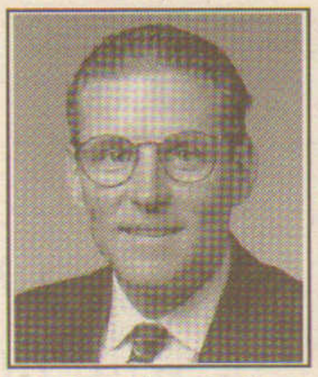
Michael Monks
MONKS & CO.



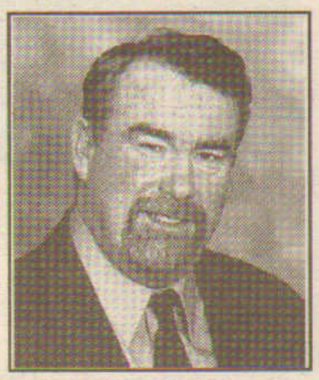
Adam Yawnick
PUTNAM FURNITURE



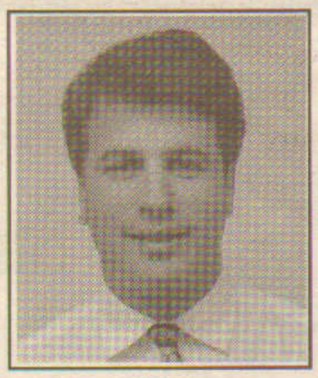
Bernard Lannquist
KAY CONSTRUCTION



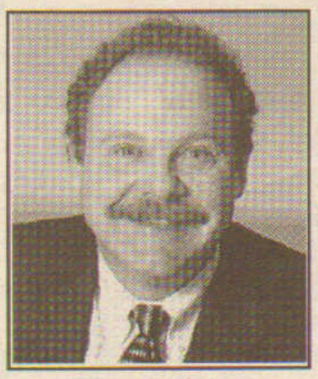
Don Campbell
R.M. BRADLEY



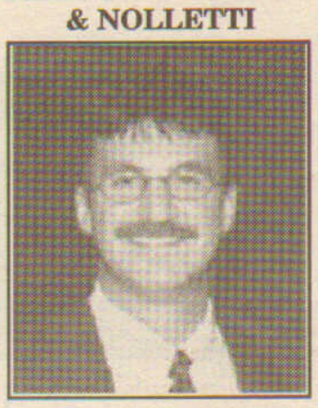
Brian Healy
BARR & BARR



Jim Glickman
GLICKMAN R.E.



Steve Witten
MARCUS & MILLICHAP WITTEN & NOLLETTI



Steve Kenney
N.B. KENNEY CO.





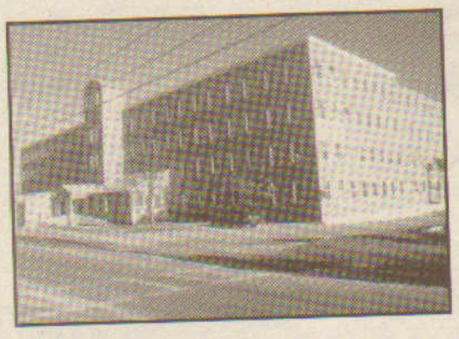


Architecture
Design
Planning

O'Sullivan Architects, Inc.
40 Salem Street, Lynnfield, MA 01940
781-246-1667
www.osullivanarchitects.com

AVAILABLE PROPERTIES

ROCKLAND

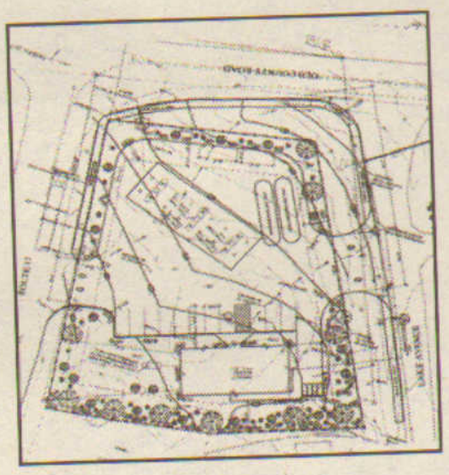


Route 1 location! 90,456 Square feet on four stories with ocean views, Building could easily be converted into commercial use on the first floor and residential/commercial units (80-90 units +/-) on floors two through four. This is a prime location with high traffic visibility and ease of accessibility from all areas of Mid-West Maine. Major shopping, including grocery stores, banks, department stores and restaurants, are within six blocks. (#116) $1,800,000.

ROCKLAND

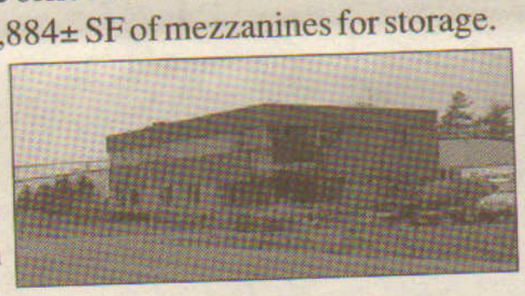
Prime convenience store location with frontage on three streets, Rte 17, Old County Rd. and Lake Ave. Permitted for 2,000 SF convenience store with three island pumps. Very high traffic visibility. (#147)

$359,000



ROCKLAND

Modern high bay distribution facility consisting of 235,456± SF including 14,256± SF of executive office suite and 7,512± warehouse offices. There is an additional 141,884± SF of mezzanines for storage. The building could be easily subdivided into three sections offering an owner/user the opportunity for rental income. Amenities include 31 loading docks with levelers and dock seals, one drive-thru OHD, HVAC for the offices, two - 2000 amp, 208 volt, 3-phase power entrances, security/fire alarm systems, fully sprinklered and on-site parking. (#148)



$2,700,000

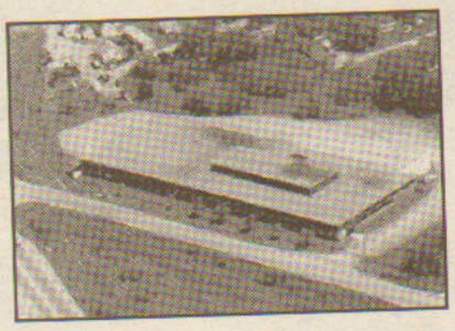
WALDOBORO

Great complex consisting of two newer buildings, totaling of 6,400 sq. ft., with high drive through overhead doors. Situated on 4.6 acres with 250 feet on Route 1. High traffic visibility and very large paved parking lot are a few of the many amenities. Also included is a fully rented duplex. Buildings built in 1996 and 2001. (#170) $595,000

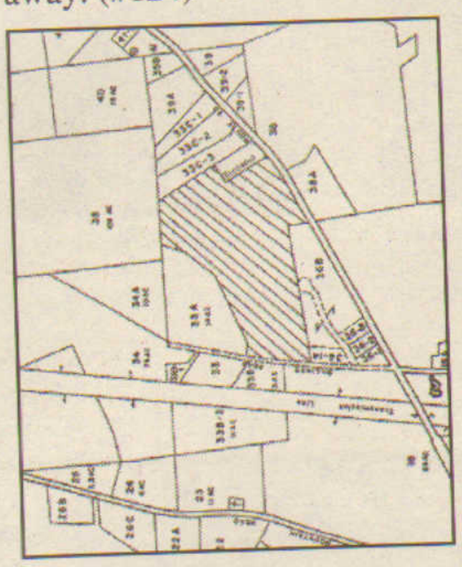


ROCKLAND

Warehouse - 58,000 sf +/- on 4.6 acres. Prime location next to Route 1. New roof, sprinkler system, public utilities, five truck docks, rail siding and rail dock. Center of Rockland and Harbor are a very short distance away. (#124)



$1,600,000



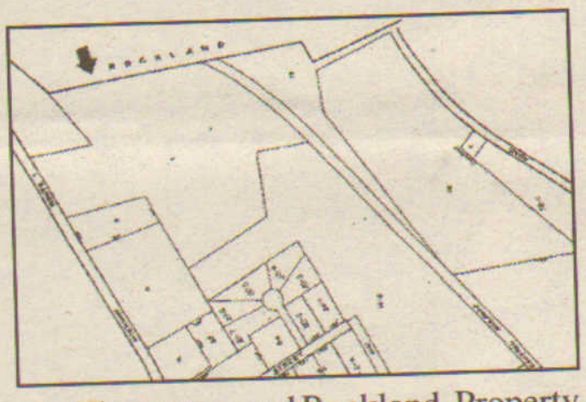
WARREN

43.75 Acres (+/-) located on heavily traveled Route 90. The Property has 800 (+) front feet on Route 90 and 650 (+) front feet on Billings Road. The zoning is Rural which allows commercial and residential uses with town approval. The topography of the land appears to be to grade with a very slight rise from the front to the back. Ideal location for development of retail or residential uses or both. (# 120)

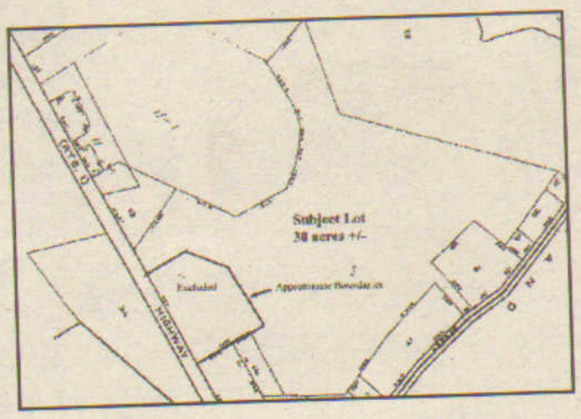
$489,000

THOMASTON

30 Acres of prime land located on Route 1 across the street from Dave's Restaurant. Ideal for either residential or commercial (retail or general) development. City of Rockland is within a one mile drive. Very short drive to Thomaston and Rockland. Property has been surveyed. Excellent traffic visibility from both directions of Route 1. Public utilities at the site. (#105) $700,000

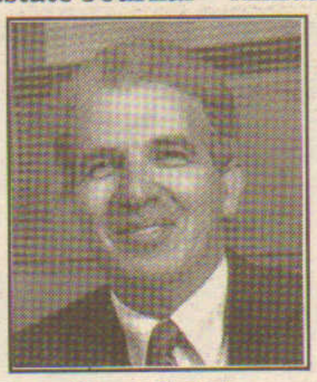


THOMASTON

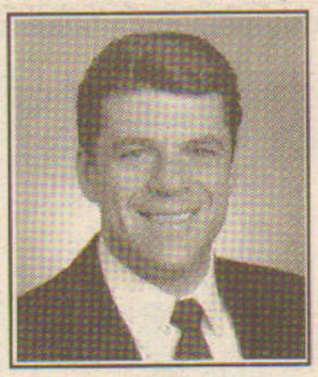

Subject Lot
30 acres +/-
Excluded
Approximate Boundaries



Warren Gomberg
GOMBERG FINANCIAL



Steve Schein
CARTER BURGESS



Don Hause
SPAULDING & SLYE COLLIERS



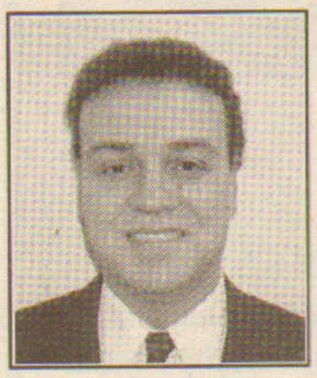
Jerry Rappaport
NEW BOSTON FUND



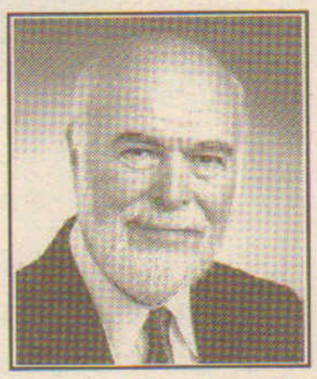
Doug Potter
HUNNEMAN INVEST. MTGE.



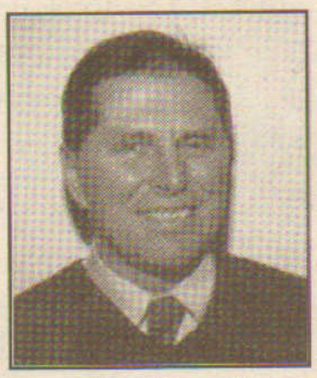
Pam Galeota
R.M. BRADLEY



Hurman Murphy
NAI HUNNEMAN MGMT. & DEV.



Richard Simmons Sr.
SIMMONS ASSOC.



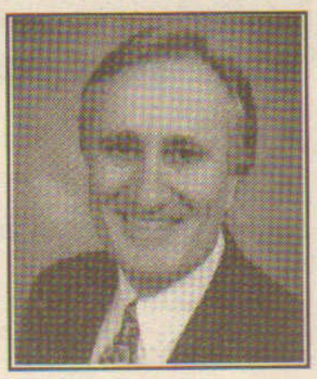
Fred Vogell
MORTGAGE RESOURCES



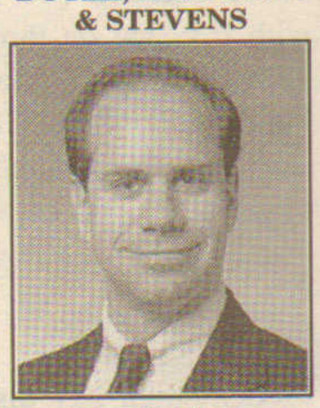
John Samenfeld
PRO CON CONSTRUCTION



Nick Ruccolo
CROWNINSHIELD MANAGEMENT



Mark Stevens
GVA THOMPSON DOYLE, HENNESSY & STEVENS



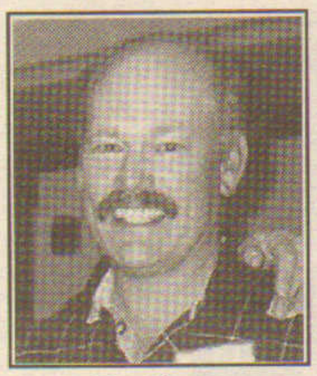
Alec Holliday
R.M. BRADLEY



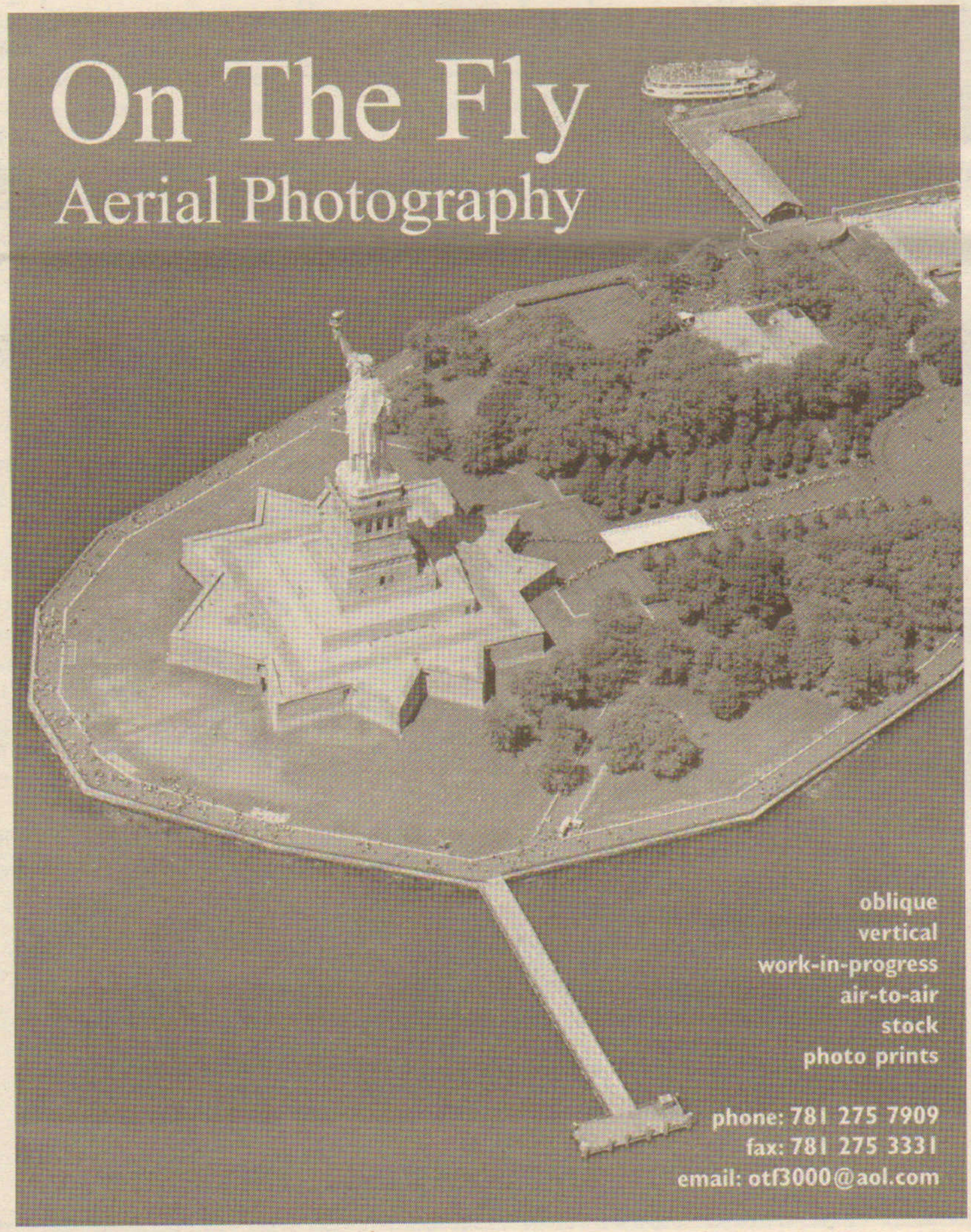
Paul Talkowski
DANIEL J. FLYNN



Susan Leff
KEYBANK NATIONAL ASSOCIATION



Jim Trenz
TERRANE REMEDIATION



2003 Year in Review

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To
All the Construction Professionals who Create the Built Environment in Massachusetts

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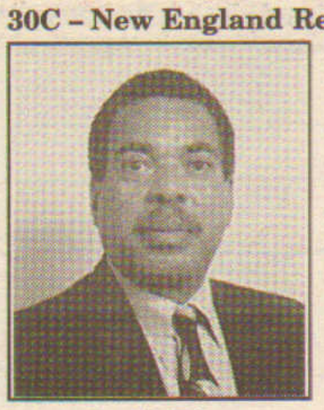
Macmillan and Son, Inc.

1537 MAIN STREET • SPRINGFIELD, MA 01103 • (413) 736-8338

Commercial - Industrial - Investment
Real Estate Services

413-736-8338

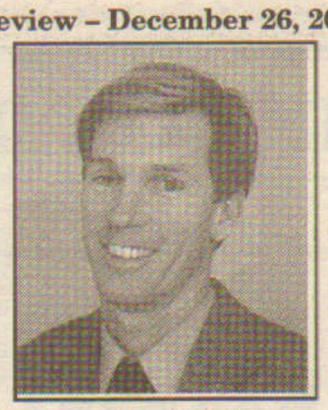
Since 1921



Graig Rice
HOLLIDAY FENOGLIO FOWLER



Karl Norwood
NORWOOD GROUP



Jim Ward
EQUITY GROUP



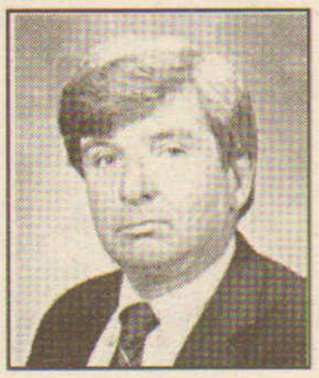
Robert Bramley
R.G. BRAMLEY & CO.



Robert DeMarco
CAMPANELLI COS.



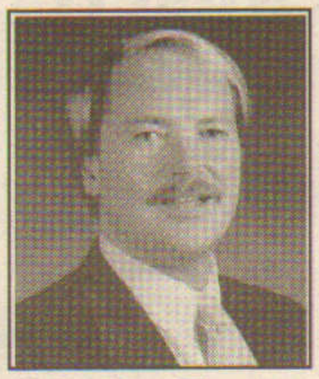
Joseph Stella
P J. STELLA CONSTRUCTION



Richard Sunday
KAIZEN COMMERCIAL



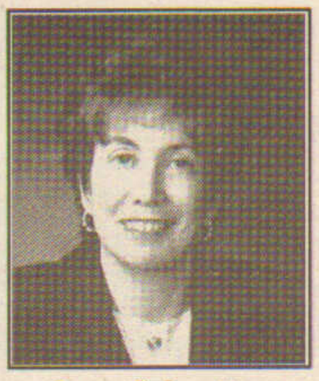
John Fowler
HOLLIDAY FENOGLIO FOWLER



Stephen Bisson
CONSOLIDATED ELECTRIC



Eric Raisman
RAISMAN PUBLIC INSUR. ADJUSTERS



Irma Schretter
S-C MANAGEMENT



Patricia Flowers
INVEST. PROPERTY EXCHANGE SERV.



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2003 Year in Review

One of the joys of the Holiday Season
is the opportunuty to say
Thank You
and to wish you the very best for the New Year.

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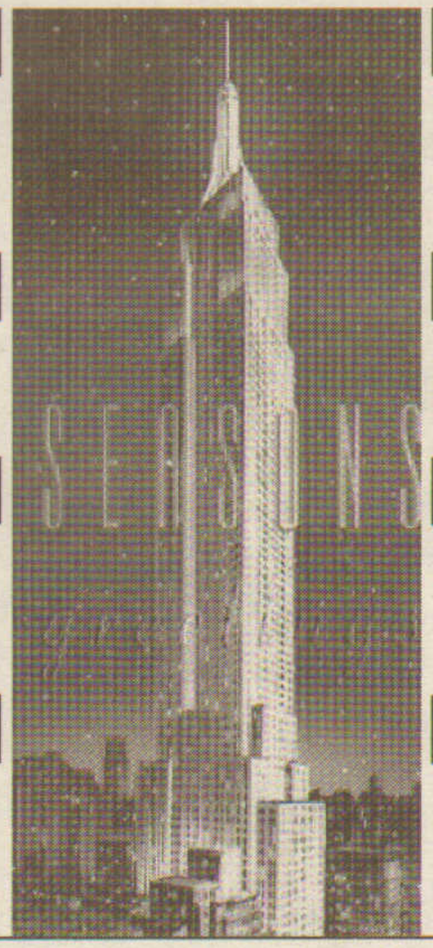
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Water Views in Great North Shore community.
Impeccable condition. Ideal Condo Conversion
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We look forward to servicing all of our Boston clients and friends and being your Florida Connection in 2004!!!



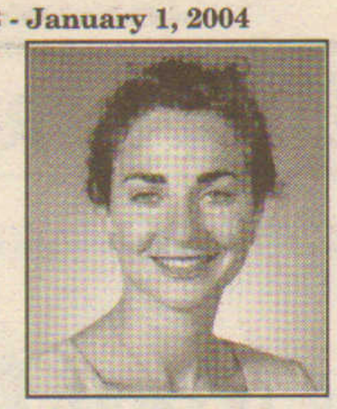
Brian Hines
TRAMMELL CROW



Peter Roy
NEW ENGLAND
HOTEL REALTY



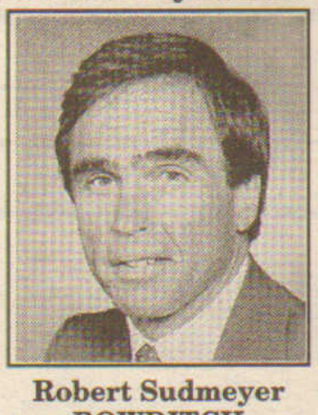
William Payton
PAYTON
CONSTRUCTION



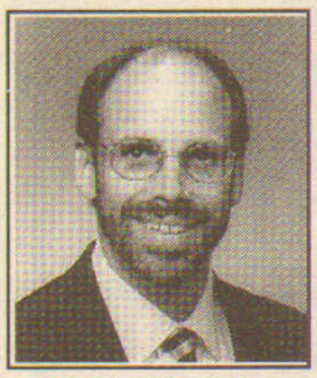
Marci Alvarado
CUSHMAN &
WAKEFIELD



William Pastuszek
SHEPHERD
VALUATION



Robert Sudmeyer
BOWDITCH
& DEWEY



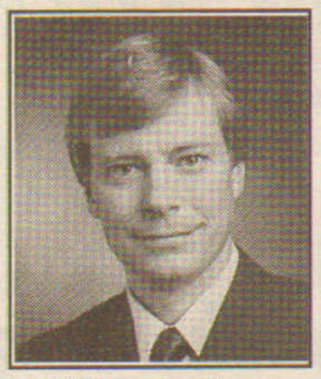
Michael Berman
CW CAPITAL



Thomas Wilder
WILDER
MANAGEMENT



Dan Greenstein
CBRE/BOULOS



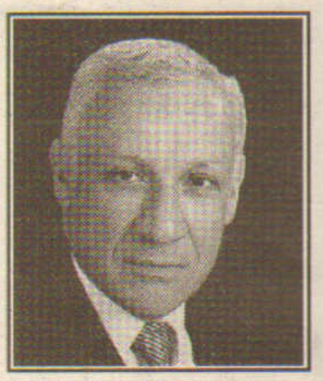
William Jackson
WILLIAM JACKSON
ASSOCIATES



Alicia Bouthillette
FINARD CO.



Stuart Forbes
GRUBB & ELLIS



Sheldon Rodman
RODMAN R.E.



Mark Consoli
NORTHLAND



L.A. Drinkwater
MARCUS &
MILLICHAP

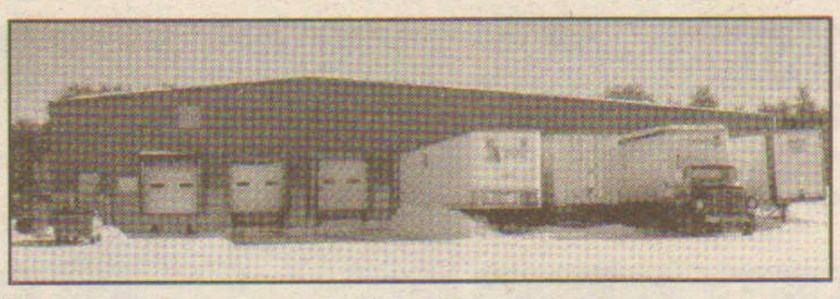


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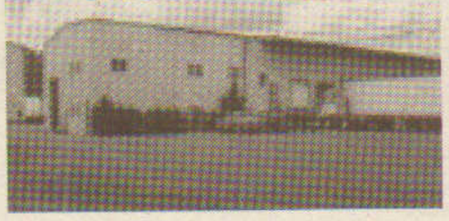
Norton Asset Management INC.

2003 Year in Review



WALPOLE - Legacy Business Center
SHOP, OFFICE, WAREHOUSE
1,100 to 12,000sf 1/2 mile to Rte 1, nr 95 & 495
zoning permits many uses

CROSS DOCK TERMINAL @ 1A & 495



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MILLIS NDUSTRIAL Near 109 - 5,000sf w/ di & ld, 2,500sf to 10,000sf Low LEASE rate

WRENTHAM 50K - 350KSF Office & Industrial, Build to Suit at the ramp of Rte. 1 & I-495



WESTWOOD
at University & Rt.1,
up to 10ksf warehouse
w/loading dock,
17' clear.
1k-4500ksf Office avail.

FOR SALE / LEASE
OFFICE - RETAIL - INDUSTRIAL - LAND



WALPOLE Rte. 1A ... 4,500 - 8,800SF
Join Dunkin, Rocky's Ace, Video, etc.
STOUGHTON Rte. 138 3,000sf Join S&S, etc

Office & Retail



NORWOOD Retail&Office 2400sf signs & parking

Land

FOXBORO Rte. 1 , 44 Acres across from Gillette Stadium, Zoning permits many uses
SHARON 1 - 4 Acres Build to Suit, Rte 1 nr 27
STOUGHTON 5 Ac. Permit for 12ksf contractor garage



STOUGHTON for SALE
8,800SF OFFICE BUILDING
60% Leased

RANDOLPH for SALE
1,000sf OFFICE CONDO
OFFICE SUITES / LEASE

STOUGHTON - various bldgs.
1 - 3 Offices to 2,000sf for Lease

NORWOOD - 1,000 to 2400SF
Great locations & rental rate!

WALPOLE - 1100SF Off/Ret.
FOXBORO - 1,000SF & 1500SF
AVON -1000SF nr Harrison Blvd.

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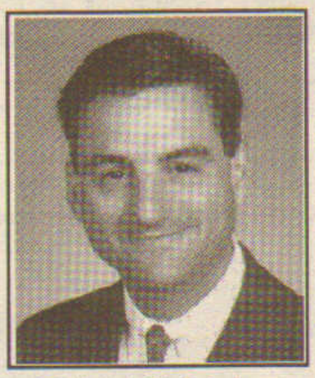
Wishing all our Friends & Clients a very Healthy & Prosperous New Year

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Robert Nahigian
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REALTY



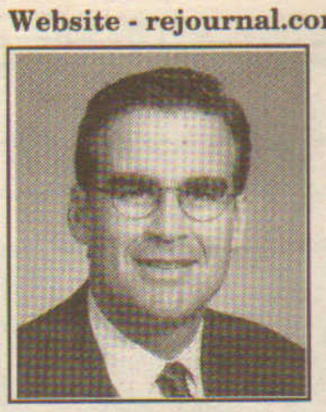
Mark Consoli
NAI HUNNEMAN
MGMT. & DEV.



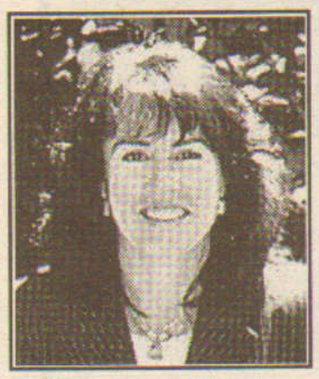
Richard Lundgren
HUNNEMAN
COMMERCIAL



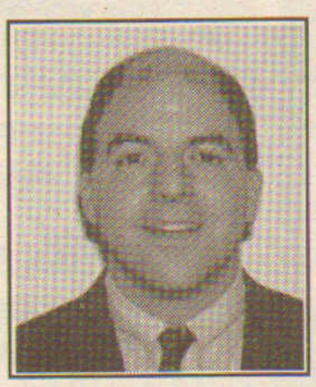
Richard DeWolfe
COLDWELL BANKER
RESIDENTIAL



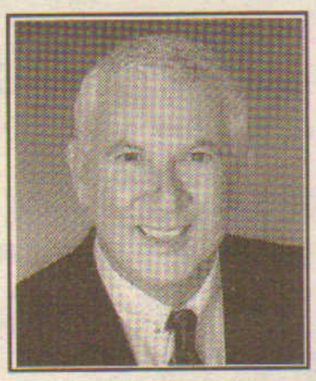
Mark Winters
CUSHMAN &
WAKEFIELD



Margaret O'Brien
CBRE/THE
BOULOS CO.



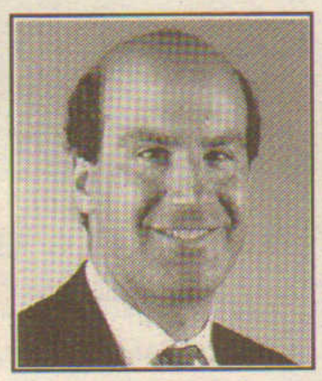
Robert Marcus
MARCUS R.E.



Joseph Accetta
JOSEPH W. ACCETTA
& ASSOC.



Pat Walsh
CHICAGO TITLE
INSURANCE



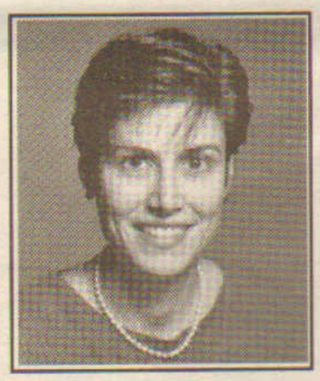
Peter Joseph
CUSHMAN &
WAKEFIELD



Robert Buckner
ASSET
PRESERVATION



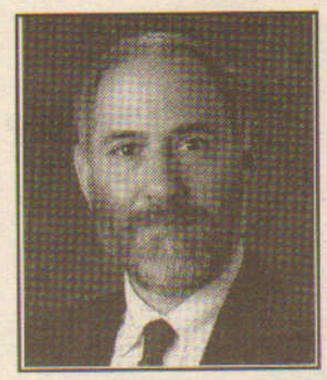
Stanley Sidel
NORTHMARQ
CAPITAL



Janet Krolman
HOLLIDAY
FENOGLIO FOWLER



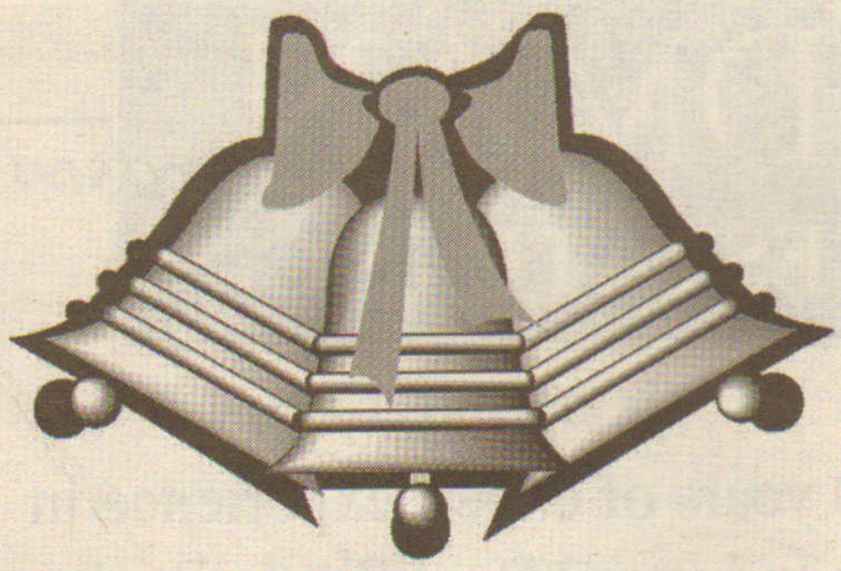
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2003 Year in Review

Continued Success to all and a Happy New Year!

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Best Wishes for the Holiday Season and a Prosperous New Year to all our Clients and Friends

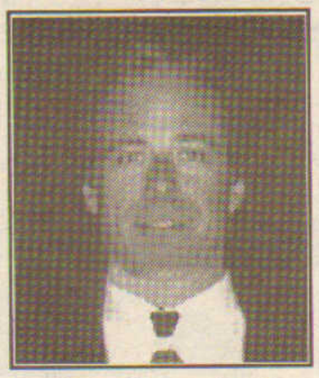
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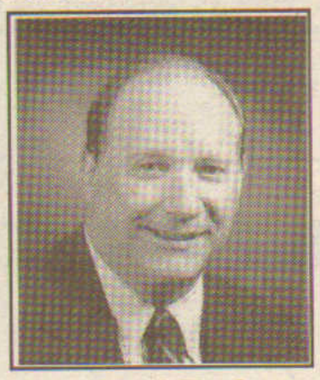
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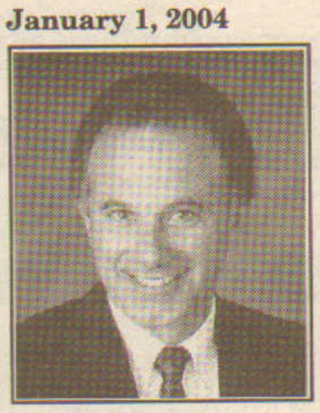
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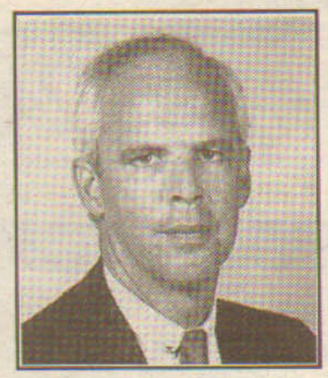
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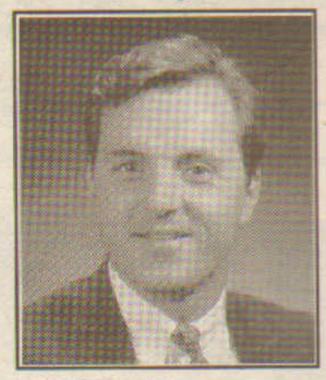

John Rosenthal
MEREDITH MANAGEMENT


Richard Shafer
CITY OF TAUNTON


Ellen Lee
MILESTONE ASSOC.

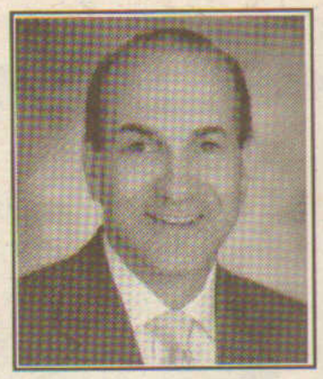

George Cioe
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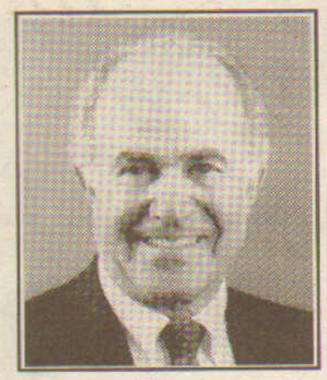

Timothy Halloran
CBRE

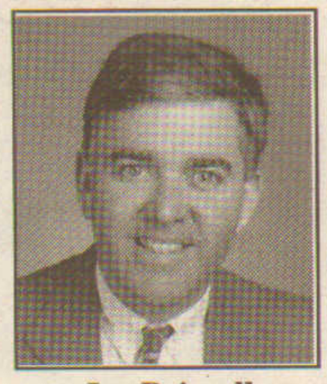

John Parsons
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Greg Boulos
CBRE/BOULOS

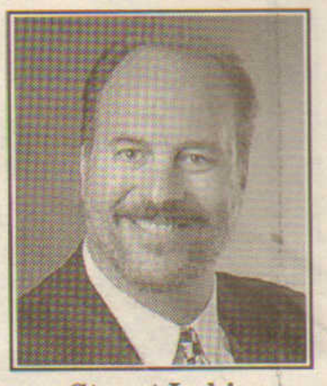

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We are very pleased with your team's ingenuity and commitment to your client."

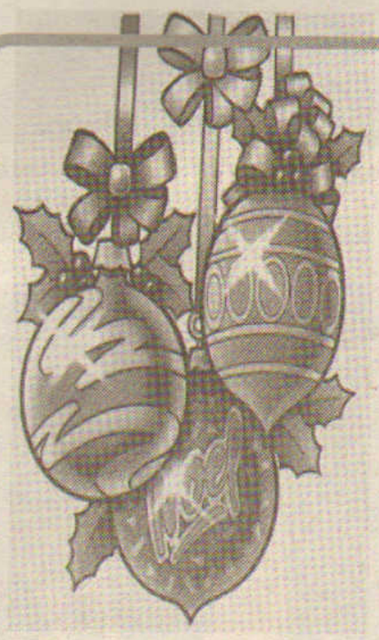
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The Scott Lawson Group, Ltd.

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2003 Year in Review



We would like to wish Happy Holidays to our Clients and Friends. Thank You for Making 2003 a Prosperous Year!

Awarded 2001 Industrial Deal of The Year! Awarded 2002 SIOR Instructor of the Year!

Robert J. Nahigian, SIOR, CRE

Auburndale Realty Co

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Warmest wishes to all of our members, friends and colleagues for a joyous holiday season, and a healthy and prosperous

2004.

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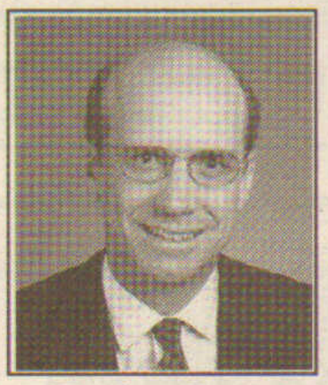
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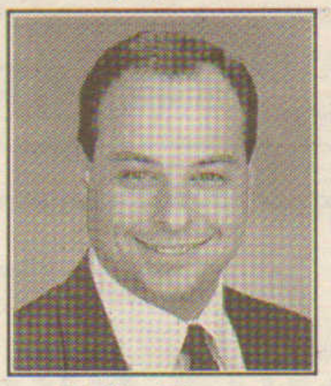
Lois Boemer
BA
COMMUNICATIONS



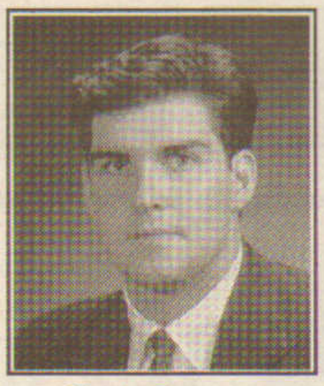
Vaughn Pratt
LANDVEST



Matthew Dwyer
SPAULDING & SLYE
COLLIERS



Philip Giunta
CBRE/WHITTIER
PARTNERS



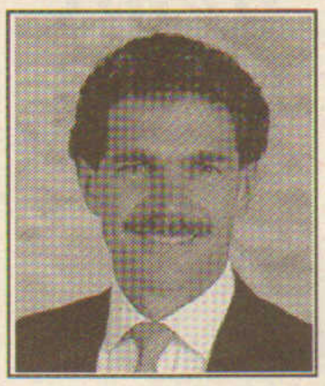
Chris Devaux
PARSONS
COMMERCIAL



Paul Stella
P.J. STELLA
CONSTRUCTION



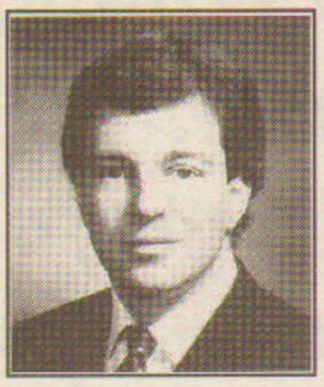
Michael Woodward
WOODWARD/
REDPATH



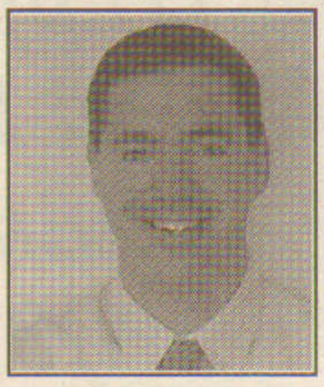
Bradley Vear
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Greg Beeman
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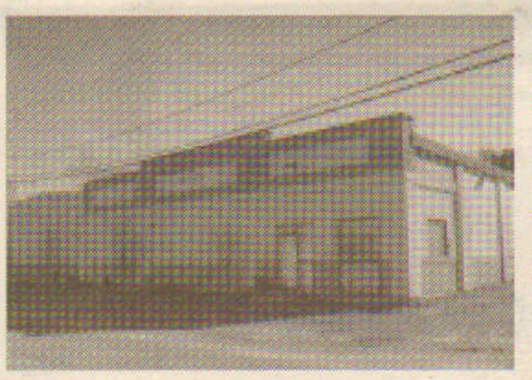


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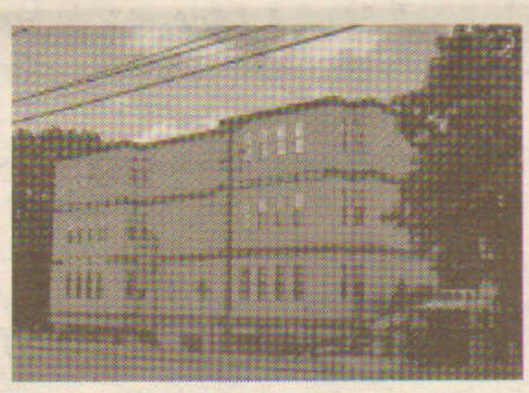
• 13,863+/- SF commercial building on 24,200 SF lot

• Includes approx. 90'x110' warehouse with loading dock and an overhead door, 35'x20' refrigerated space with two loading doors, and 800+ SF office area

• Located just off Rte. 3A (Southern Artery), minutes to highways in all directions

For Lease at $10/SF NNN... Ref#RE4203

Office Space at Entrance to Rte. 93 in Quincy



• 4 office units available in Quincy office building located just off major highway

• Ground floor unit: 3,277 SF
2nd floor unit: 700 SF
3rd floor unit 1: 1,266 SF
3rd floor unit 2: 775 SF

For Lease at $16/SF Gross... Ref#RE5603
Sale Terms also available... great investment!

Commercial Opportunity on Rte. 3A, Quincy

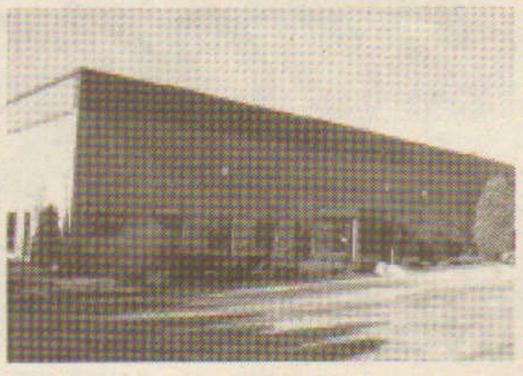


• 8,614 SF commercial building comprised of a 4,724 SF restaurant and a 3,890 SF partially finished basement

• Highly visibly location along high-traffic Route 3A (Washington Street) creates great exposure for your business!

For Sale at $800,000... Ref#RE4803

Premier Office Space in Braintree



• 10,000+/- SF office in business park setting

• Ideal location close to highways, mall, Logan shuttle, hotels & more

• Ample on-site parking

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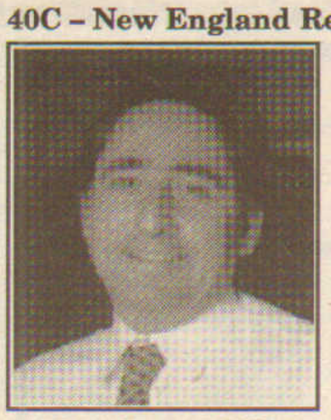
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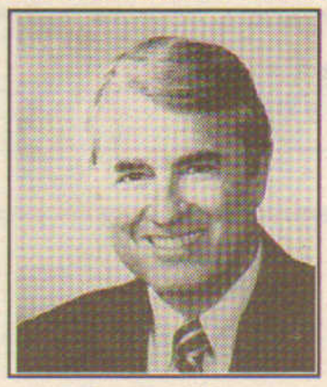
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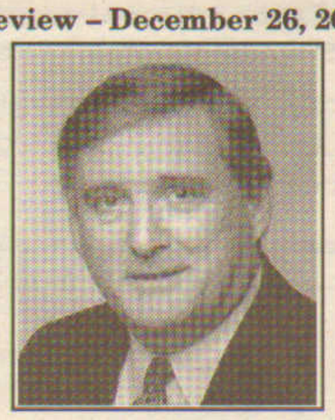
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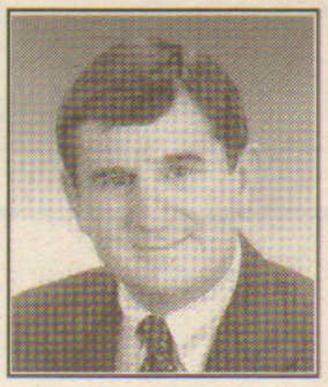
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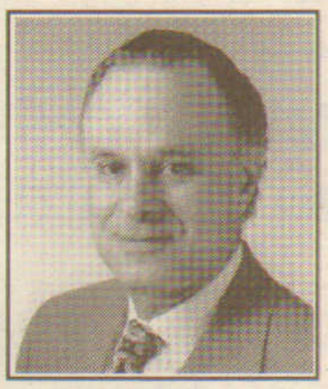

George Khouri
GEORGE KHOURI ASSOC.

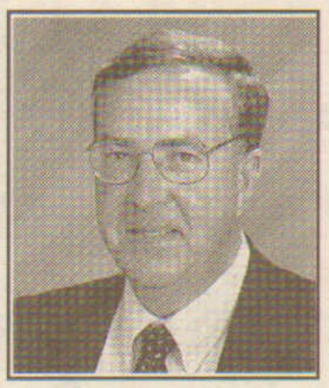

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CBRE

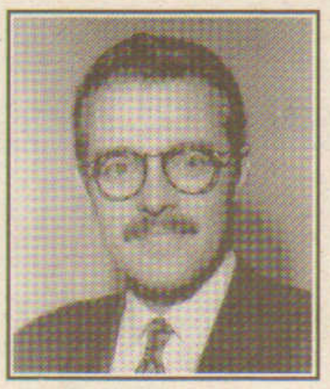

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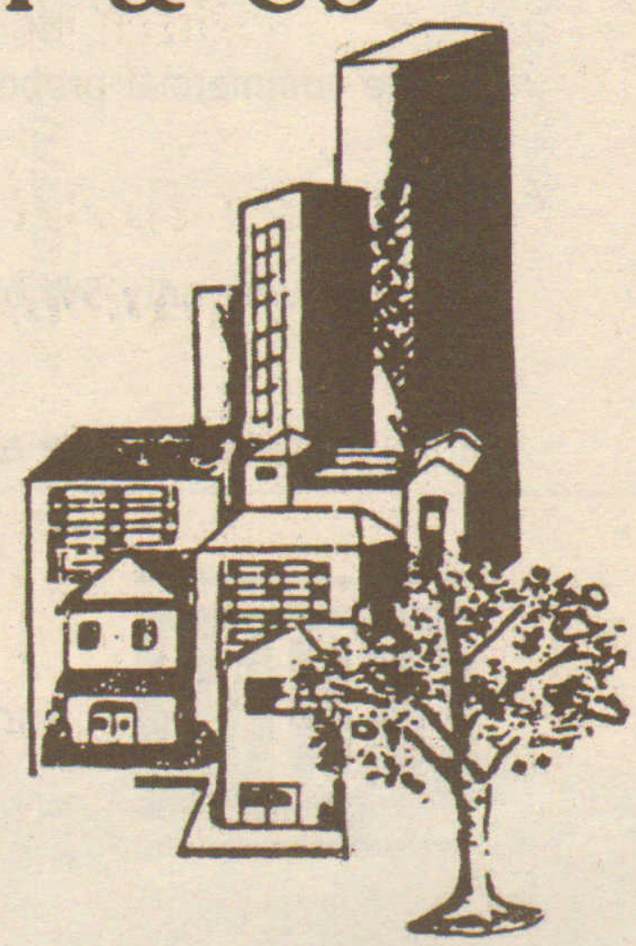
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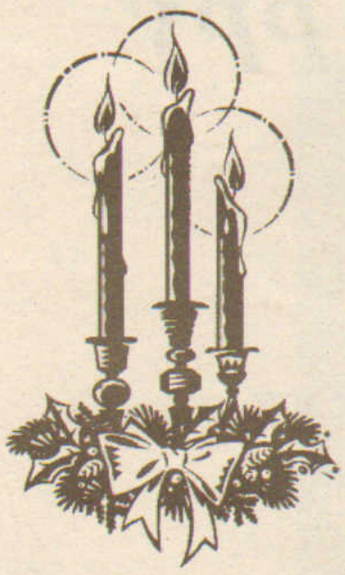
wishes

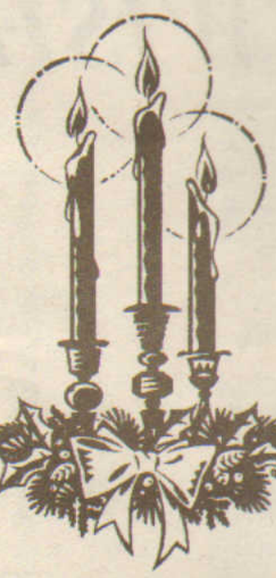
all his clients and friends a

Happy & Healthy

Holiday Season and

New Year





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