

SPOTLIGHT / SECTION B

ne NEW ENGLAND

Real Estate Journal

THE LARGEST WEEKLY COMMERCIAL/INVESTMENT NEWSPAPER IN THE COUNTRY

2008 YEAR IN REVIEW



Photo by K. Mattson

Colliers Meredith & Grew thanks its clients and friends for a successful 2008 and extends its warmest wishes for a wonderful holiday season and a prosperous New Year!

We look forward to partnering with you in 2009.



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We thank our existing clients for continuing to reward us with additional business, and our new clients for their trust. Every square foot is a vote of confidence in our ability to *unlock value in commercial real estate*. Call us today at **781.273.5555**.

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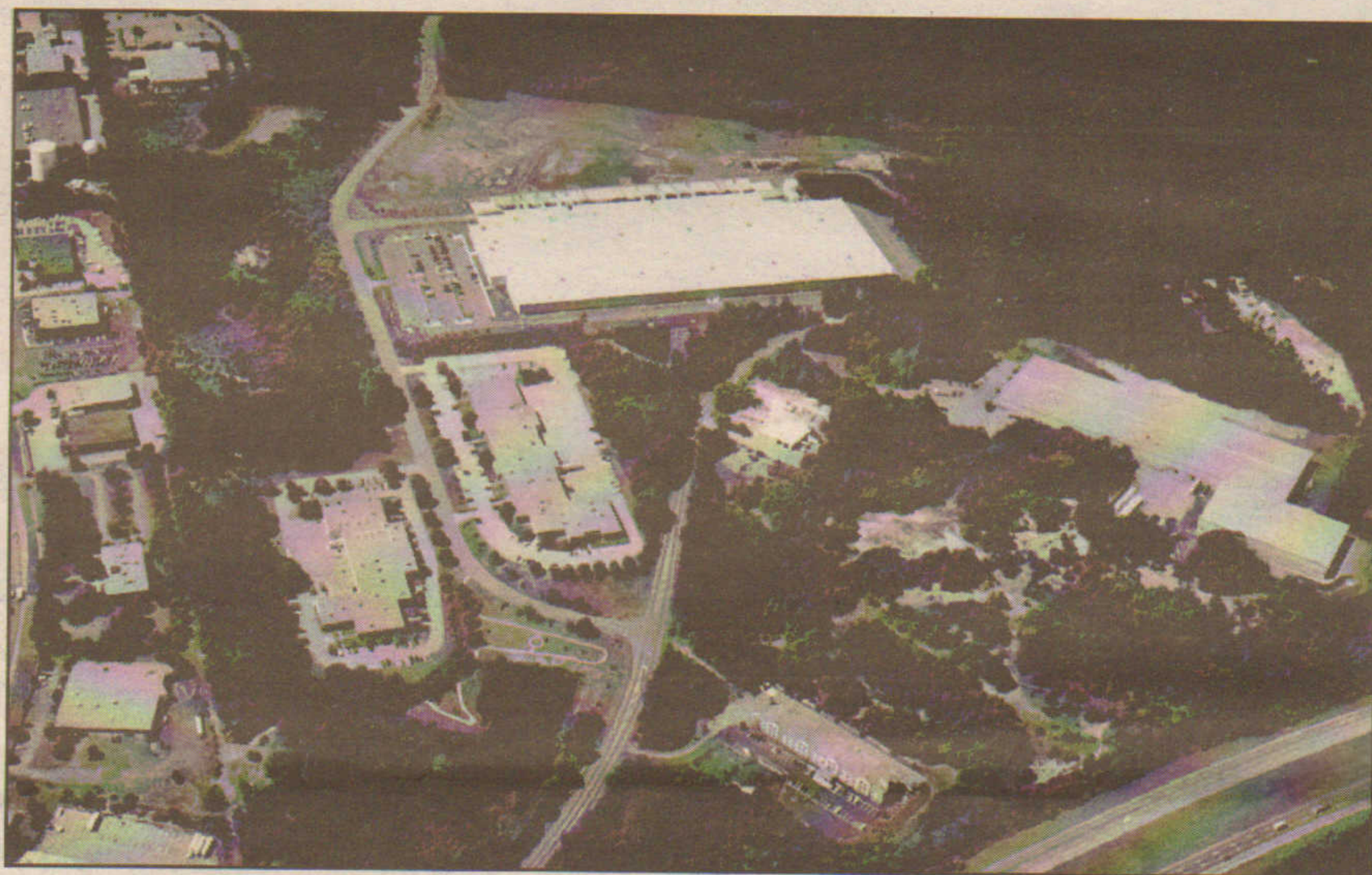
10 Commerce Way



15 Commerce Way



50 Commerce Way



- Modern first class flex building coming soon
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 - Located directly off of Route 495
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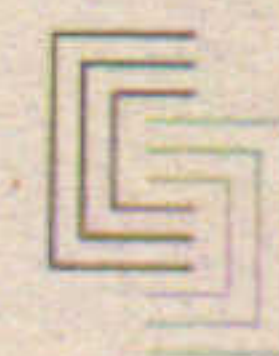
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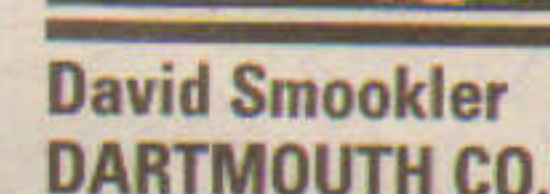
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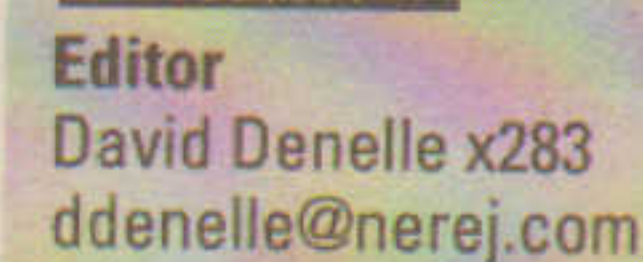
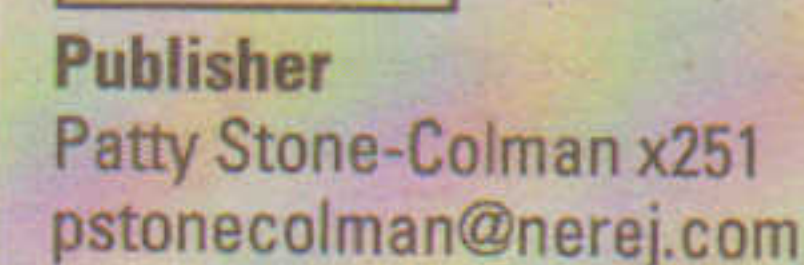
Q10/New England Resources places \$13.2 million financing for 165,000 s/f freezer warehouse facility in Avon, Mass.



Campanelli Companies

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January

Scotti and Kern of Peter Scotti & Assoc. sell 3.55 acre site in Providence for Providence College to Marshall Props. for \$2.1 million

Synergy purchases 25,818 s/f 4 Liberty Square, Boston for \$8.125 million; Barrueta & Associates broker

Cyrier of Mansard Commercial brokers Tambone Investment's \$2.2 million sale of Reading site to Bank of America

Keefe of HK Group brokers \$20.7 million sale of Fairfield, Conn. building, 90,000 s/f, for Celestial Capital to Abbey Road

McCormick, Mulready, Kocsondy, Fegan of CBRE negotiate \$31.1m sale of 171,211 s/f with Colliers Dow & Condon in Cheshire, Conn.

Davis Marcus Ptrs. preleases s/f Wilton, Conn. offices to Louis Dreyfus Corp.; Albert Ashforth named leasing agent

Cannon Design tops off 26 story, 962 student residence hall at Boston University; second phase of \$500 million project

Condyne acquires 105,000 s/f Bolton (Mass.) Office Park from The Flatley Co. for \$14 million; can be expanded by 50,000 s/f

BPG Properties purchases Boston Capital Real Estate Investment Trust for \$260 million; 11 apt. site, 3,098 units

New Boston Fund buys 58,000 s/f, 7 acre, office site in Middleborough, Mass. from Campanelli for \$9.1 million

O'Brien Comm'l. & Stubblebine Co. cobroker \$3.225m sale of 46,000 s/f in Hudson, Mass. with Grady of NAI Hunneman Commercial

Waterstone Retail Dev. purchases \$100 million 19 shopping center sites, 1.2 million s/f, in Mass., So. Carolina & Tenn.

GVA Williams completes \$34 million sale of 145,000 s/f portion of Newington (Conn.) Fair to DLC Management

Cushman & Wakefield sells \$13.6m 132,158 s/f Middleborough (Mass.) Crossing, 26.17 acres, to WP Realty

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Craig Young
CBRE/BOULOS CO.



Doug Munro
SEA WATCH REALTY



Rob Demarco
CAMPANELLI COS.



Warren Kirshenbaum
TARLOW, BREED,
HART & ROGERS



Steve Bolognese
INTERNATIONAL
MASONRY INSTITUTE



Bill Cummings
CUMMINGS
PROPERTIES



Karyn McFarland
GRUBB & ELLIS CO.



Scott Avedisian
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for a joyous holiday season
and a prosperous 2009



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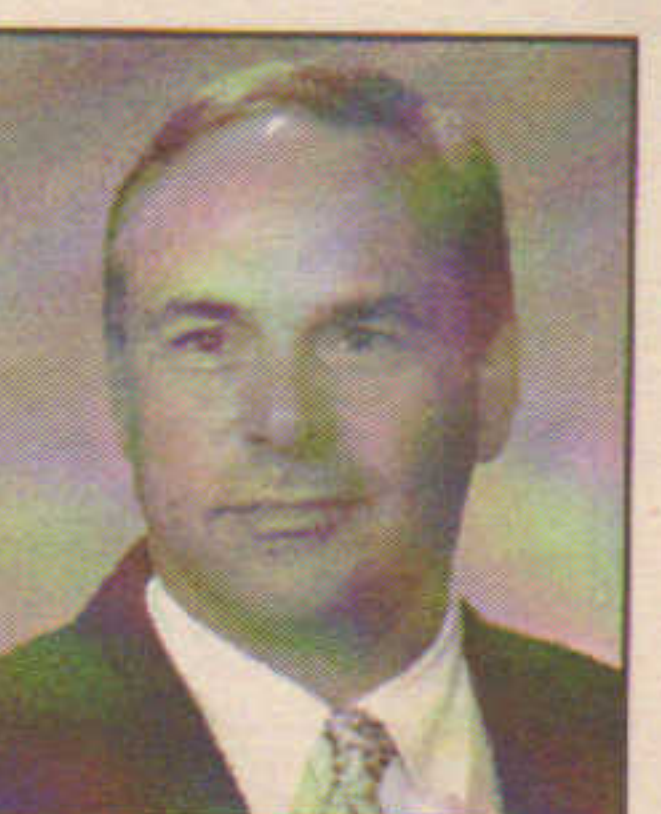
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Many thanks to all of our clients, partners and friends for 30 successful years. Best wishes for 2009 and beyond.

Lee Kennedy Co Inc

Building Partnerships

Construction

Preconstruction

Construction Management

February

Hannah R.E., Stillwater Inv. & Summer Ptrs. open \$35 million Townhomes at The Metropolitan in Stamford; office conversion

The Stubblebine Co. handles 40,000 s/f lease in Leominster, Mass. for The Paper Store to CPF

Merritt 7 Corporate Park, Norwalk, earns U.S. EPA's Energy Star Award for efficiency; first in Connecticut

Engelberth Construction managing \$21 million addition/renovation for New London (N.H.) Hospital; 58,500 s/f

KGI Properties & Congress Group approved for \$140 million Wayland Town Center; 165,000 s/f retail, 40,000 s/f municipal space

Red Oak Property Mgmt. purchases 240 unit Manchester, N.H. apartments from Brady Sullivan Props. for \$20.17 million

Burke of David White Assoc. leases 52,250 s/f at Pizzagalli's Mountain View Business Park in South Burlington, Vt.

Luers of Tamposi-Nash R.E. sells 335,165 s/f Nashua industrial building for Liberty Properties with Cushman & Wakefield

Griffin, Butler and St. John of Cushman & Wakefield handle \$160.95 million sale of 914 apts. for GID Investment to Berkshire Properties

Glaskin of CBC NRT brokers \$7.5 million sale to Zussman of Boston Dev. Group; 26,000 s/f office building in Brookline

Alvarado of Parsons Comm'l. reps Mancini purchase of 21,400 s/f for \$3.06 million in Milford, Mass.; Pinto reps MAR S Maple Realty

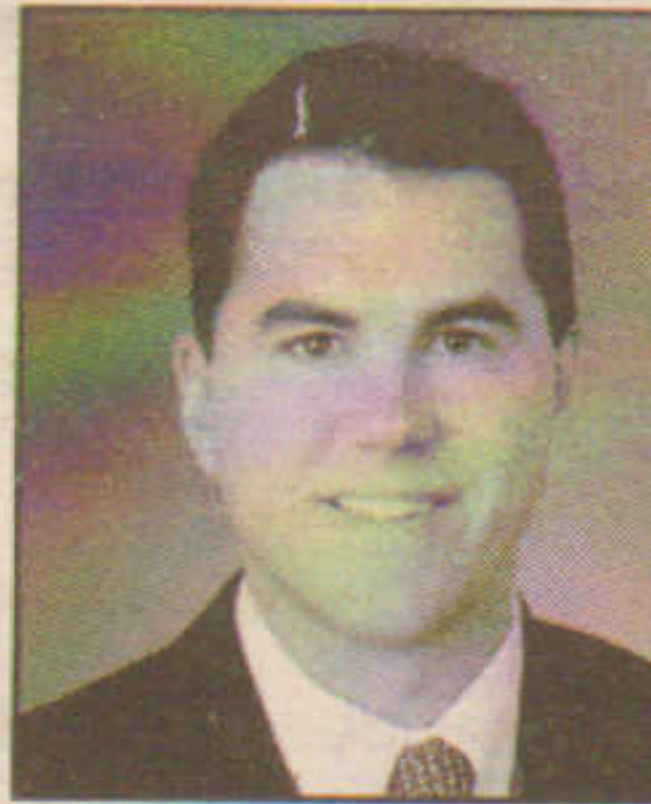
Breda & Riniti of Holliday Fenoglio Fowler arrange \$17.5m financing for Abbey Road Fairfield's 91,999 s/f in Fairfield, Conn.

Spiegel of N.E. Moves Mortgage arranges \$94.5 million for 400 eco lofts at Forbes Park, Chelsea with 274 ft. windmill

Natalizio of Cornerstone Realty arranges \$8 million for Waterstone's 66,169 s/f retail/office space

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Patrick Callahan
CALAHAN, INC.



Cappy Daume
JONES LANG
LASALLE



Bill McLaughlin
AVALONBAY
COMMUNITIES



Ed Zuker
CHESTNUT HILL
REALTY



Jeff Butler
BUTLER REALTY



King Davis
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website: www.taunton-ma.gov • www.tauntondevelopment.org • email: dshafer@tauntonmass.us

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our 2008 clients who helped
make our year a tremendous success.

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Marcone Capital, Inc.	Wachovia Securities
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Octagon Holdings, LLC	Wendy's Restaurant

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February

Chozick Realty sells Bally Realty's 169,720 s/f residential, commercial, storage sites for \$64 million to Marks Group in Conn.

Davis Marcus Ptrs. leases 312,000 s/f Reservoir Woods, Waltham offices to National Grid; CBRE & Jones Lang LaSalle cobrokers

Cummings Properties receives Gold Level LEED for 400,000 s/f Trade Center 128 from U.S. Green Building Council

Eysenbach of R.W. Holmes & Tognacci of Phoenix Comm'l. lease 106,250 s/f distribution center in Hopping Brook Pk., Holliston

Inglese of New Haven Group negotiates \$13.3 million sale of 60,000 s/f offices for Cottage Grove Ptrs. in Bloomfield, Conn.

Forest City Ent. gets \$49 million financing from MassDev for 305 unit Haverhill Mills designed by DiMella Shaffer Associates

Elaine Construction named CM for 14,000 s/f Ellenbogen Center for Health Sciences Education at Hologic's Bedford, Mass., headquarters

Tito of NAI Hunneman brokers \$16.5m sale of 193 apartments for Clinton Management to Micozzi Management in Clinton, Mass.

R. Griffin, Putprush, Pergola, C. Griffin and Doherty of Cushman & Wakefield sell 43,380 s/f offices for Eastport Harbor

Cronin of Colliers Meredith & Grew sells \$4 million 62,500 s/f ind. bldg. for Peterson American to Campanelli in Northboro, Mass.

Daniel Flynn Co. sells 21,000 s/f & 6.2 Randolph, Mass. acres for Good Bros. Ford to Wells Landscaping for \$2.345 million

Maggiore Co. completes first phase of 250,000 s/f Liberty & Union Business Center in Taunton; CB Richard Ellis leasing agent

Jamieson of Conway Comm'l. brokers \$2.17 million sale of 14,000 s/f and Jamie's Grill & Pub, Marshfield, Mass. to Blue Wave Group

Ashworth Mortgage places \$55 million financing for 116,000 s/f life-style center, Freeport (ME) Village Station developed by Berenson

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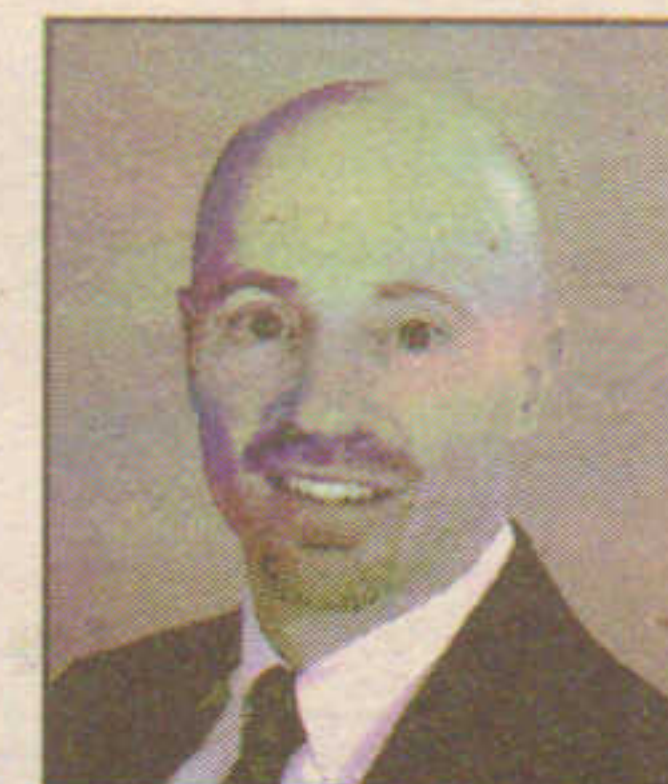
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Barry Winer
CAPITAL ACCESS



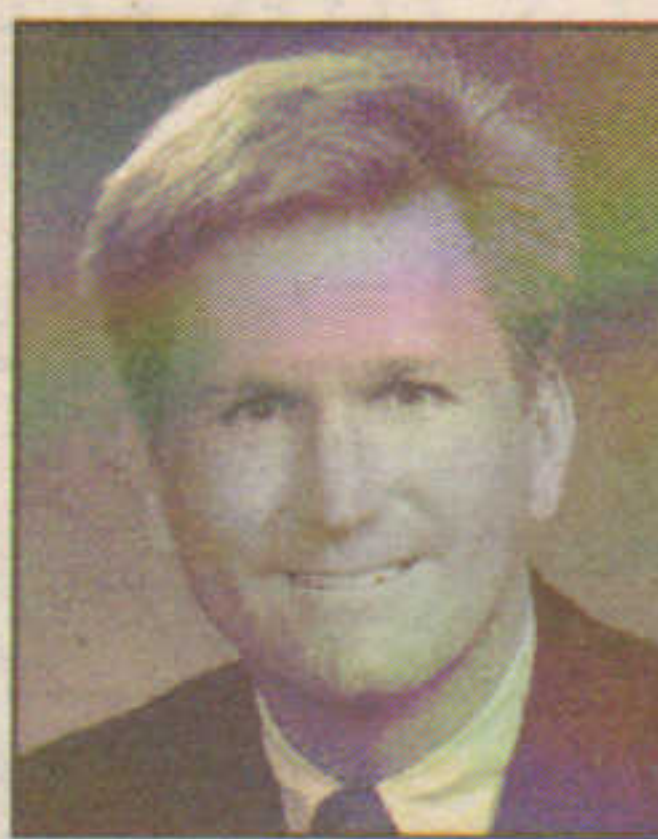
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METROWEST
COMM'L REAL ESTATE



Mike Riccio
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Rene Poyant^{3rd}
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Patrick Wellspeak
WELLSPEAK DUGAS &
KANE



William Beckeman
LINEAR RETAIL



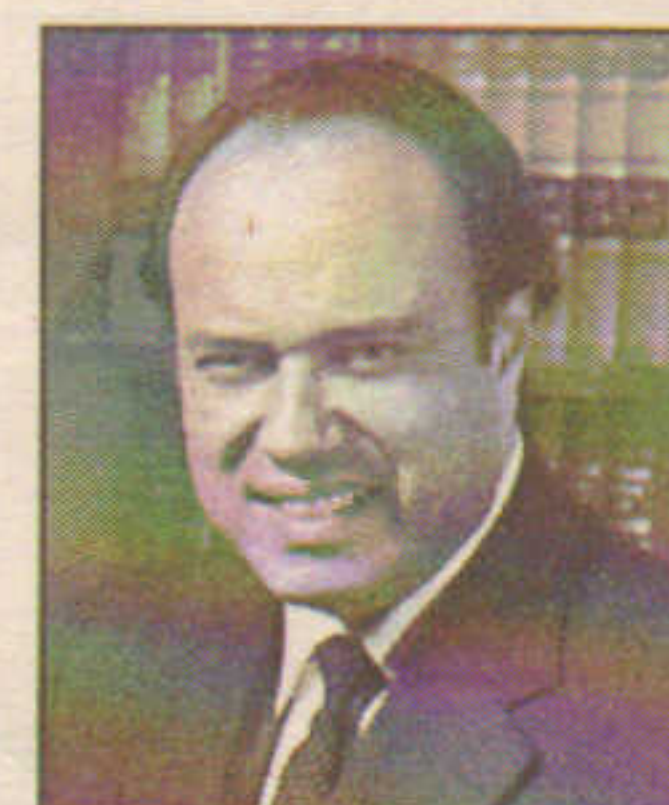
Ann Rendle
REALTORS COMM'L.
ALLIANCE OF MASS.



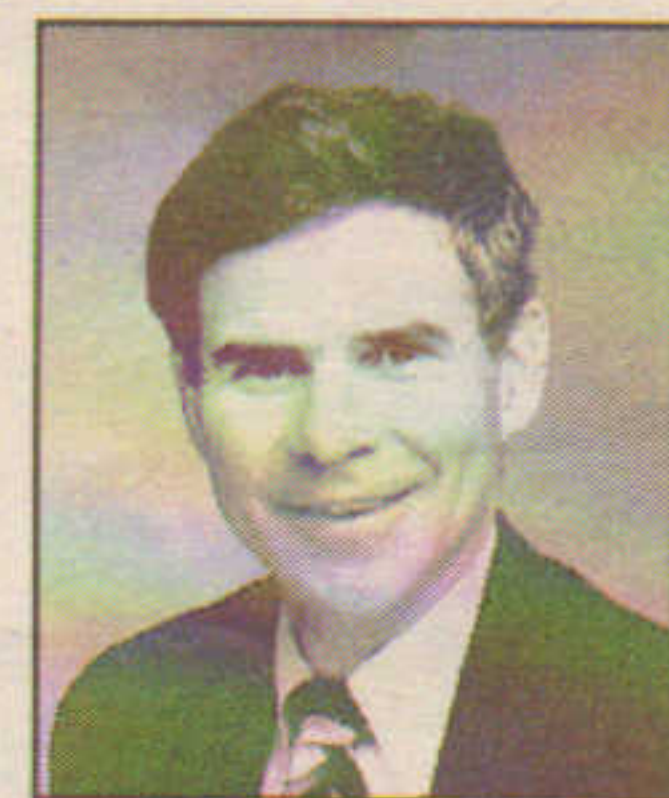
Barry Belcastro
BELCASTRO BROS.



Jeff Finan
HAYES & SHERRY



Saul Feldman
FELDMAN & FELDMAN



Terry Flahive
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PROPERTIES



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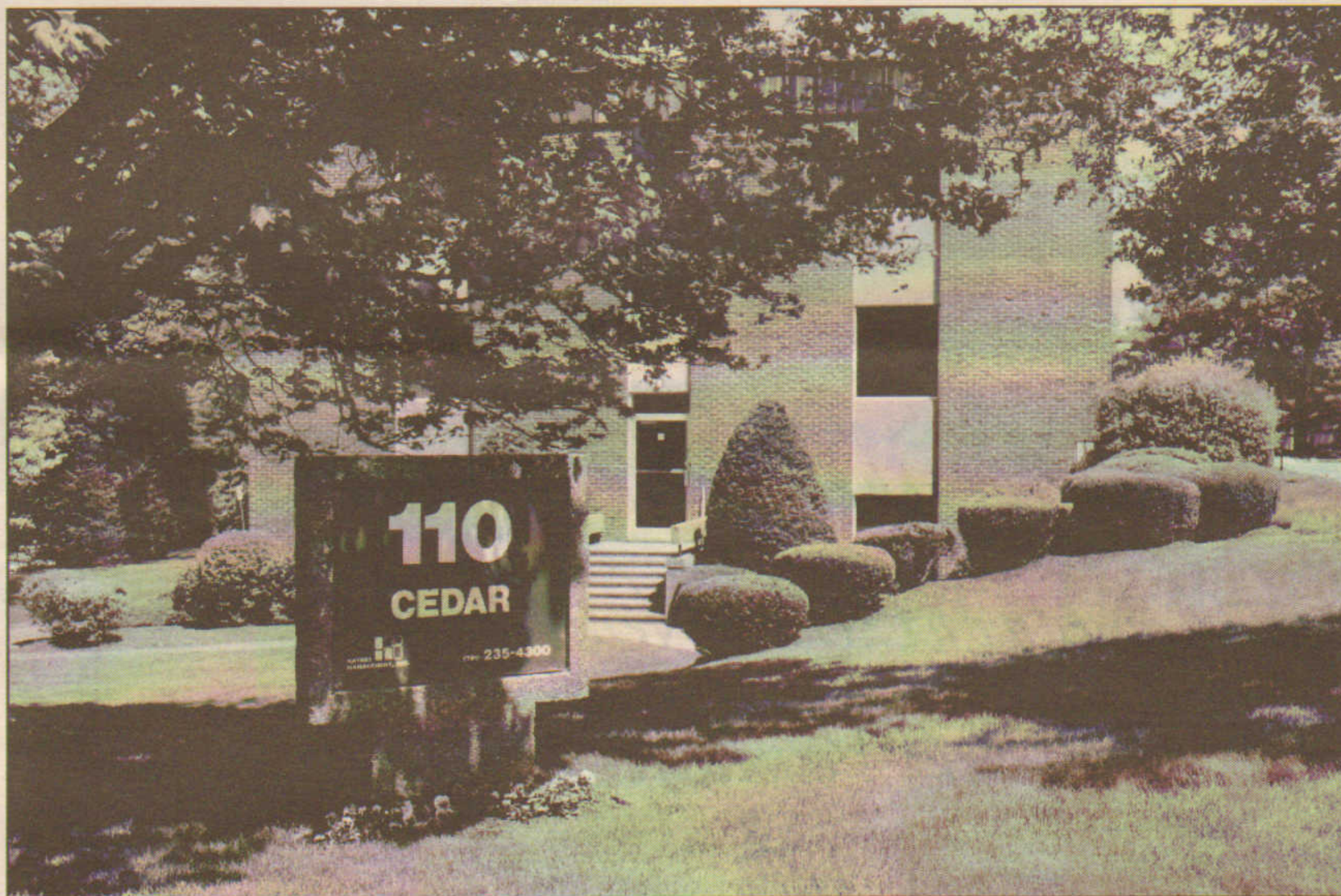
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March

KBS R.E. Inv. Trust acquires Rivertech Park, Billerica, from New Boston Fund, 285,772 s/f, for \$45.2 million

Cook of Cummings Properties signs three leases, 167,500 s/f, at its Trade Center 128's new 550,000 s/f office building in Waltham

Lawrence of Colliers Meredith & Grew handles Colonial System's 57,600 s/f lease with NAI Hinneman for RREEF in Wilmington

Hyatt Regency Boston, 450,000 s/f 500 room hotel earns EPA's Energy Star for superior energy performance

Landmark Structures completes 3.2 million 15 unit condominium in Salem, Mass.; Eisenberg project mgr., DeLisio superintendent

Sydney Associates plans \$7 million 19,400 s/f renovation of retail at Fresh Pond Parkway in Cambridge

White of CB Richard Ellis/New England sells 326,000 s/f office/industrial building in Dover, N.H. to Summit Land Dev. for \$4.675m

Jones Lang LaSalle negotiates \$21.3m sale of 103,973 s/f offices in Burlington for New Boston Fund to ELV Associates

Rohrer & Overdeput of Grubb & Ellis/Coldstream R.E. handle 45,000 s/f \$1.35m sale for Smith Properties in Jaffrey, N.H.

Marcus & Millichap's Siegel, Richard and Drinkwater arrange \$5.15 million sale of 42,210 s/f for Red Pants to 502 East 81st St. owners

EagleBridge Capital arranges \$40.58m mortgage financing for 38 Residences at Point Breeze on Nantucket Island

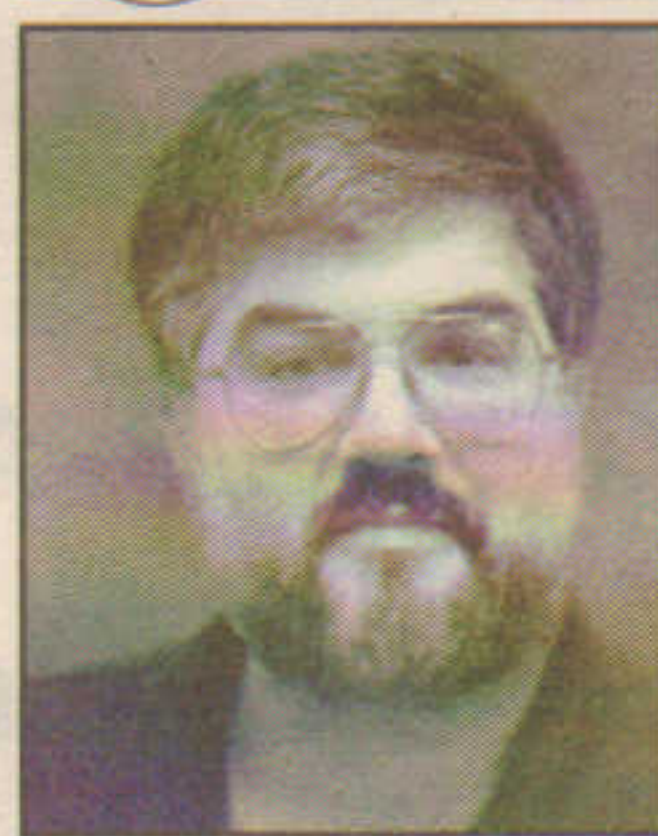
Mikula & Klein of Holliday Fenoglio Fowler arrange \$129.42 million for Hampshire Ptrs. Fund VI's 14 properties in N.J. and Conn.

Goedecke & Co. secures \$10 million for 48,799 s/f One Davis Sq., Somerville, office/retail site owned by Krisko Development

Allstate R.E. Inv. Group provides \$52 million for Forest City Enterprises' University Park at MIT; 169,220 s/f office/retail site

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Matt Connors
GEMINI ELECTRIC



Dick Lewis
WATERLESS CO.



John Feeney
JM FEENEY & ASSOC.



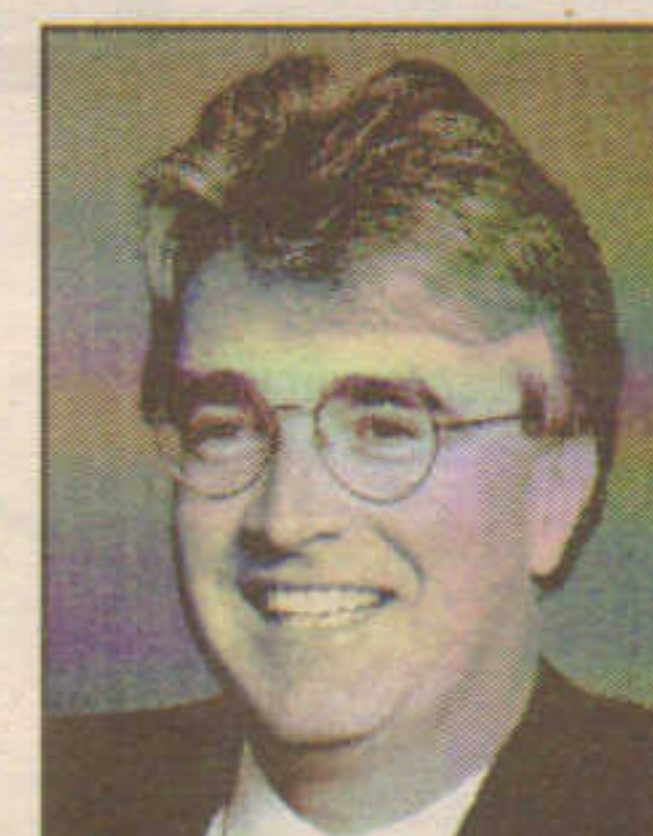
Lisa Campoli
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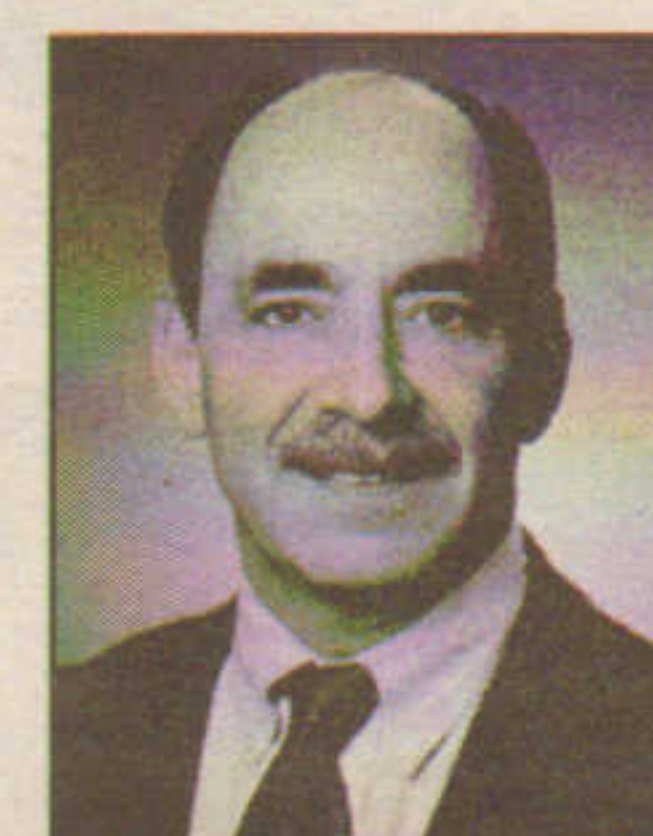
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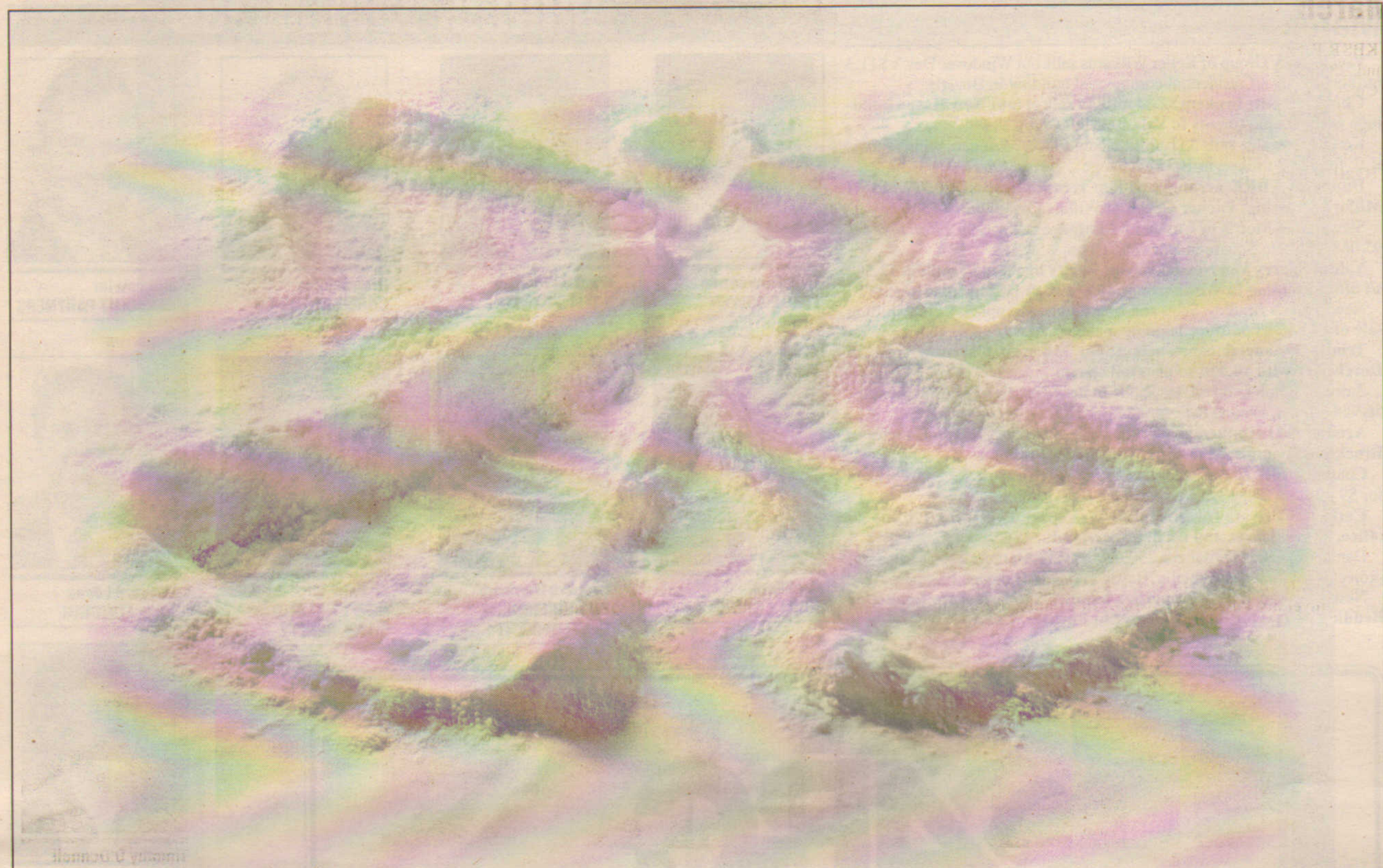
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March

Paul Herrick Group of Keller Williams sells out Windover Dev.'s \$11.3 million 48,000 s/f residential/commercial building in Beverly

Chozick Realty brokers \$2.84 million sale of four New Haven buildings with 43 apartments to Yale Buildings LLC

K&G Associates sells 111 unit Pelham Place, Methuen, with Yannois R.E. for \$8.62 million in 1031 exchange

Dunne of CBRE arranges \$100m recapitalization of 377,123 s/f Milford Crossing; Parker Green & Willett Cos. acquire 75%

Stewart and Morris of Cronheim Mortgage arrange \$9.975m loan for 93,068 s/f SoNo Square in Norwalk, Conn.

Yale of Sperry Van Ness/ComVest Realty brokers \$2 million 12,500 s/f office building in Westborough to Stowe & Degon Investments

New Dover's Bradley, Scott and John Hughes complete \$2.075 million sale of 14,845 s/f of office building in Acton, Mass.

Trinity Financial constructs \$50m 116 unit Carruth Apts. in Dorchester with 10,000 s/f of retail space

Zafiris of Ralph Leonard Assoc. facilitates \$7m sale of 47 office condos, 56,944 s/f, to Castagna R.E. for Conifer Hill

Aron of NAI Hunneman brokers sale of three CVS Pharmacies in Brockton, Hyannis, Marstons Mills for \$9.2 million

Charter Realty & Dev. acquires 91,000 s/f Westgate S.C. in Portland for \$9 million; Shaw's, CVS, Advance Auto anchors

Cathartes Private Investment to earn silver LEED for 170,000 s/f office, 28 residences and retail in Portland

Danis Properties revitalizes 250,000 s/f 128 Marketplace in Reading; project team includes Cubellis, Hayes Eng. and Hancock Engineering

New England Retail Properties handles 5,071 s/f lease for Better Bedding at Tractor Supply Center in Putnam, Conn.

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Jack Braverman
STONE TOWER
PROPERTIES



Paul Savery
WELLS FARGO



Greg Boulos
CBREIBOULOS CO.



Bill Lawler
KEYPOINT PARTNERS



Jim Ward
EQUITY GROUP



Leonard Bierbrier
BIERBRIER
DEVELOPMENT



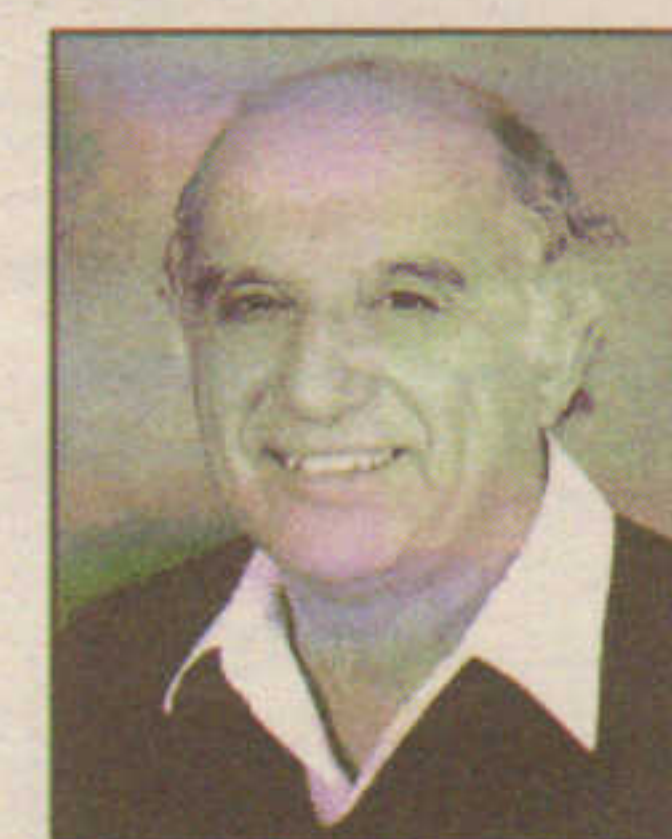
JP Ford
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Leonard Lucas
LOVE FUNDING



Robert Potter
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Michael Seadia
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*Seasons greetings and best wishes
for a healthy and prosperous new year.*



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*We wish you
Happiness, Prosperity
and Success
during this
Holiday Season
and the Year Ahead*



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April

WS Development & National Amusements joint venture begin construction of 675,000 s/f in Dedham; Suffolk Const. builder

Tishman Construction CM for \$14 million renovations at CapStar Copley's Copley Square Hotel; Arrowstreet Inc. is architect

MacFarlan Capital Ptrs. purchases Centex Destination Properties' resort and second home communities for \$181 million

Tognacci of Phoenix Comm'l. arranges \$5.15m 35,481 s/f offices sale for Oasis Realty to Stoneybrook Props. in Framingham

Linear Retail purchases three shopping centers, 141,356 s/f, in East Harwich, Milford, Mass., Nashua, N.H. for \$27.5 million

Zuckerman and Kravet of GVA Williams handle \$8.3m sale of 71,000 s/f for Lakeview Plaza Assoc.; four medical retail buildings

Cabela's opens 125,000 s/f first in Maine store; could be a top tourist attraction in Scarborough

DTZ FHO Ptrs. brokers 2 sales for Rugby Realty, 178,397 s/f, with Cushman & Wakefield and Richard Barry Joyce for \$10.2 million

Nordic Props. and Crosstown Ventures sell 87,298 s/f portfolio to Farley White Interests for \$7.72 million; Cushman & Wakefield broker

Landworks & Urban Capital complete \$16 million Schoolhouse at Lower Mills; 62 unit condo designed by Architectural Team

Hobbs Brook Mgmt. appoints Columbia Construction CM for new 330,000 s/f office campus off Rte. 128 in Waltham

Potomac Realty Capital provides \$32m acquisition financing for 363 unit Junipers at Yarmouth, 1 Juniper Dr., Yarmouth Woods

Linear Retail purchases 48,300 s/f Amherst St. Village in Nashua for \$9.73m from Regency Centers with CBRE

CBRE brokers \$23.3 million sale of 107,654 s/f offices for 8 Farm Springs Rd. Associates to GTJ REIT in Farmington, Conn.

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ELLIOT COMMERCIAL
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Bill Angelosanto
BOND BROS.



Mark Becker
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Julia Ann Slom
THE WASHINGTON
TRUST COMPANY



Paul McInnis
SVN/PAUL MCINNIS



John Shields
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Gabriel Zizza
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Kate Thibeault
IFMA



Jack Conway
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Gary Goodman
GOODMAN PHOTO

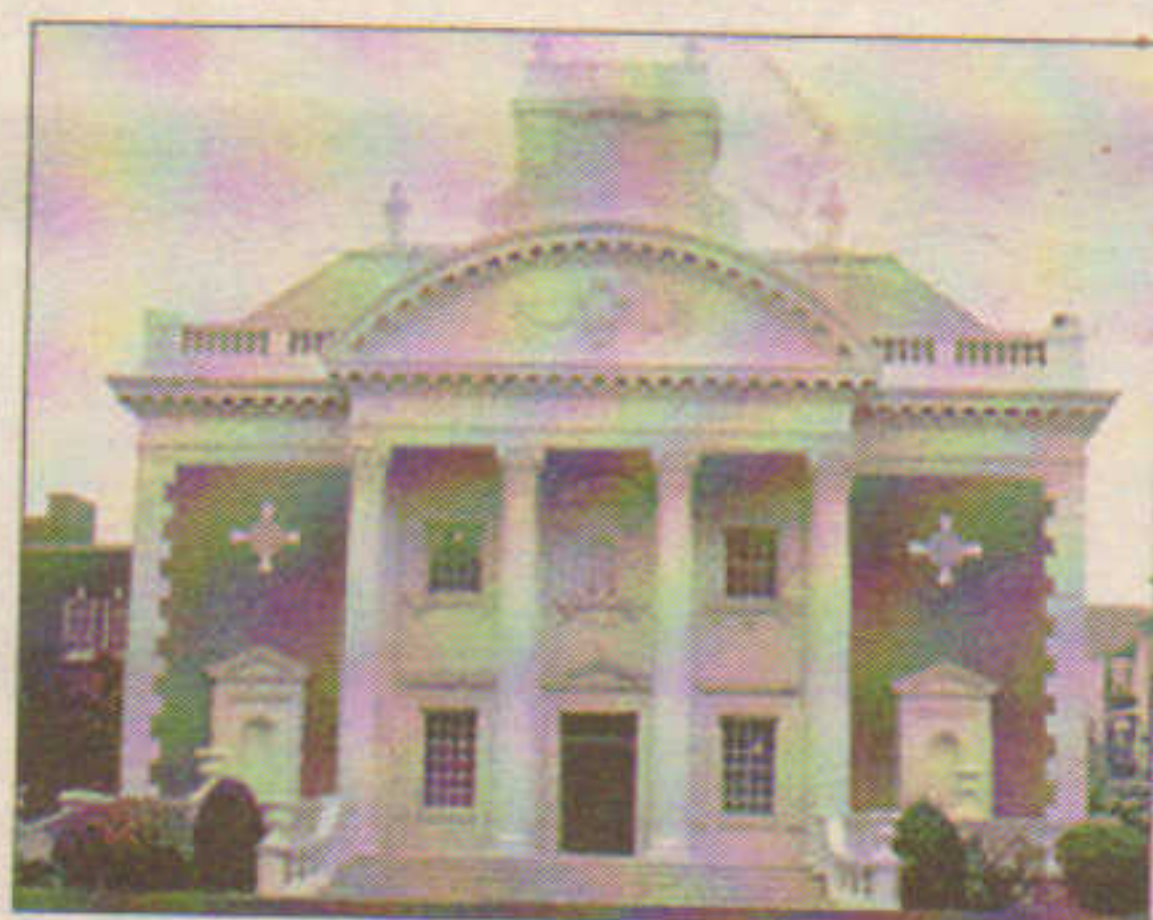


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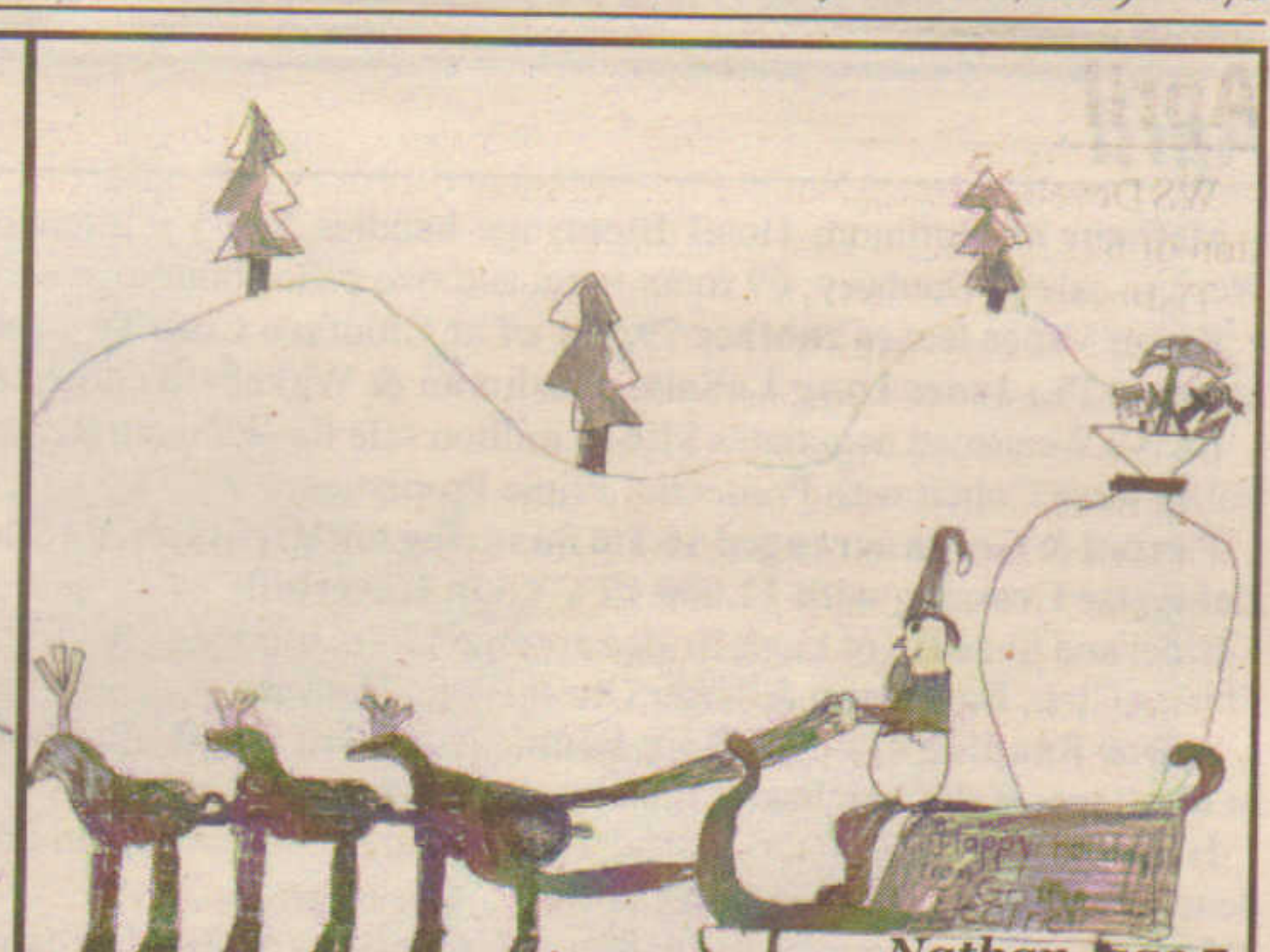
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Kristen, age 8



Makayla, age 10



Nathan, age 7



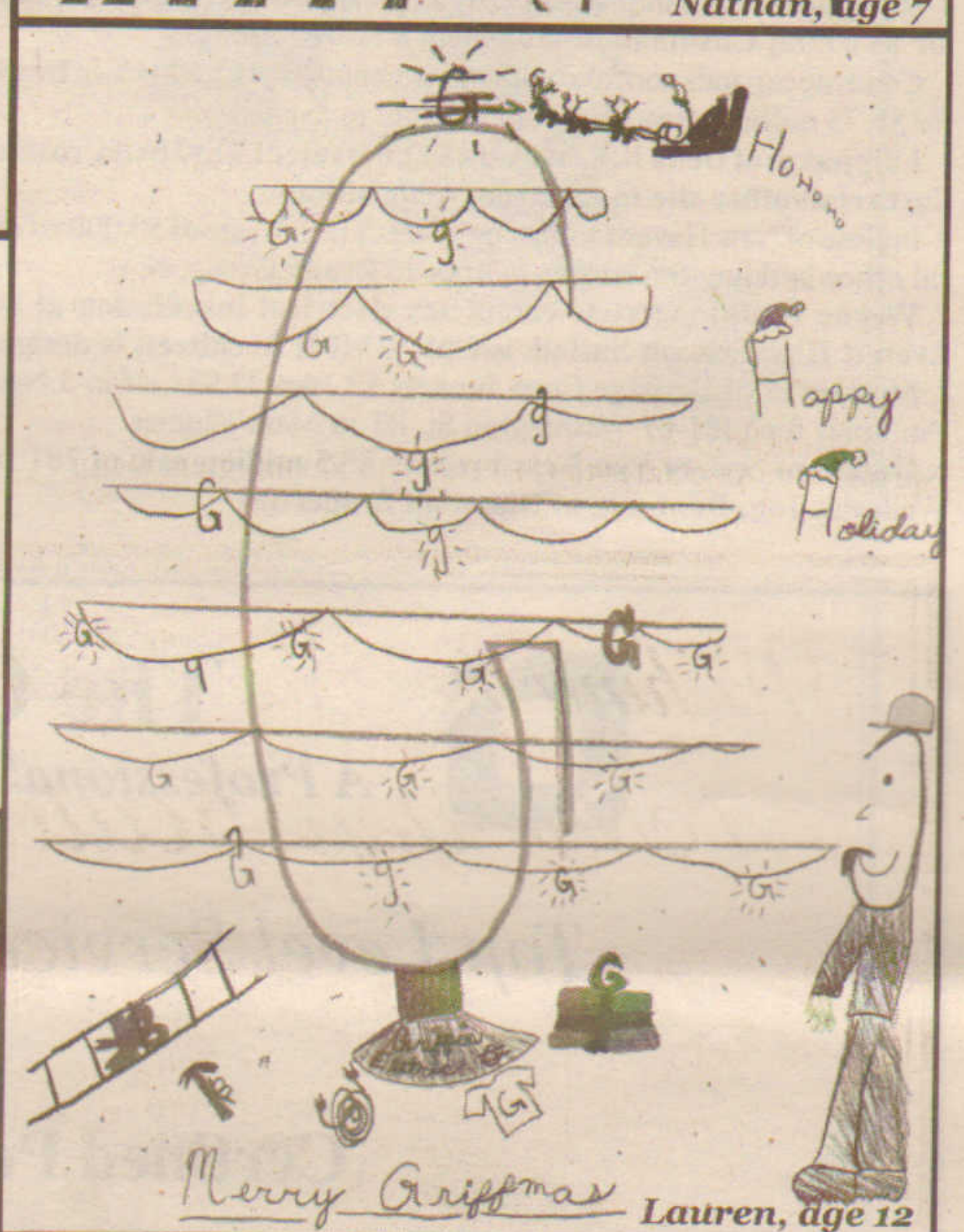
Shaun, age 6



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from
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Electric, Inc.



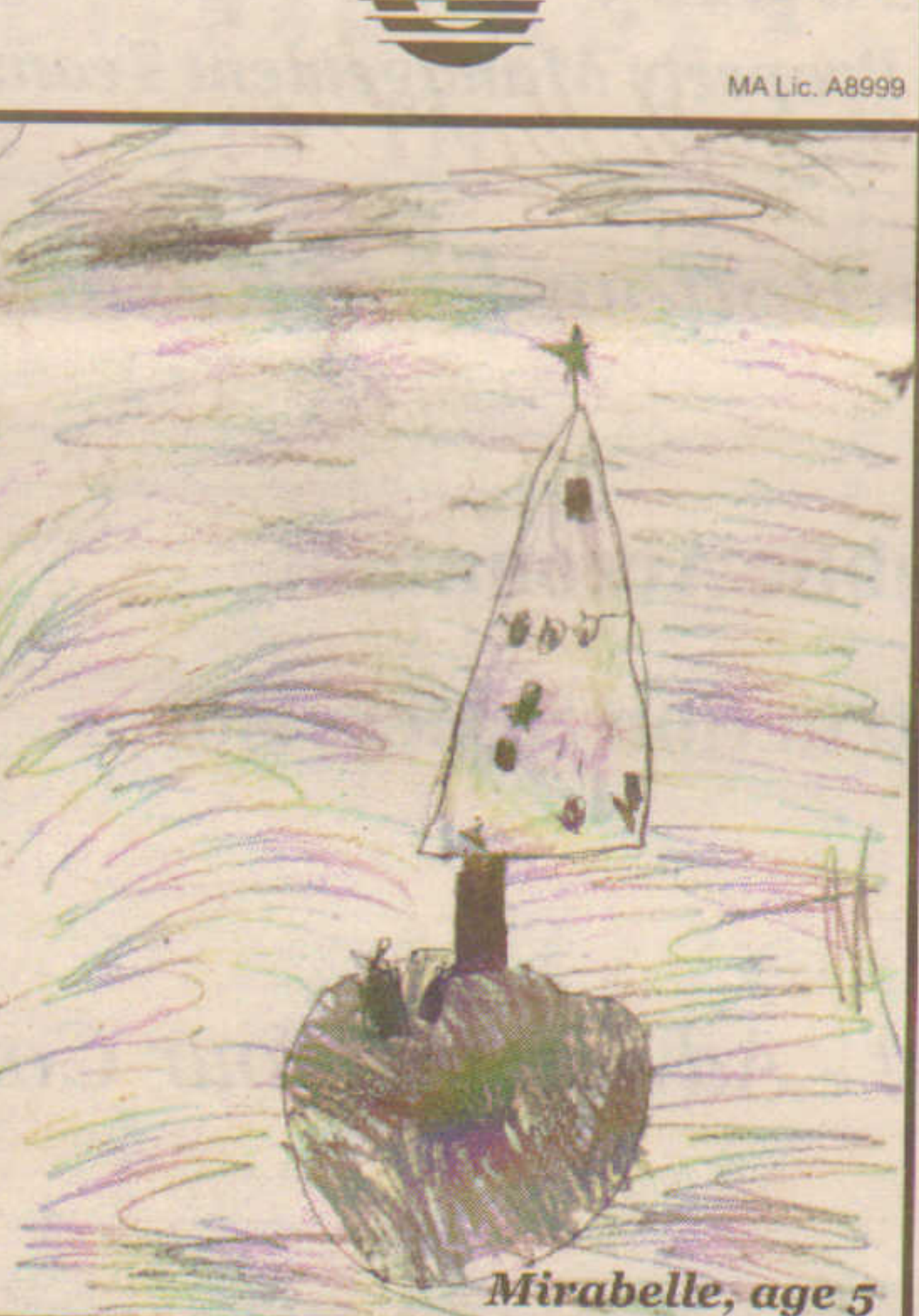
MA Lic. A8999



Lauren, age 12

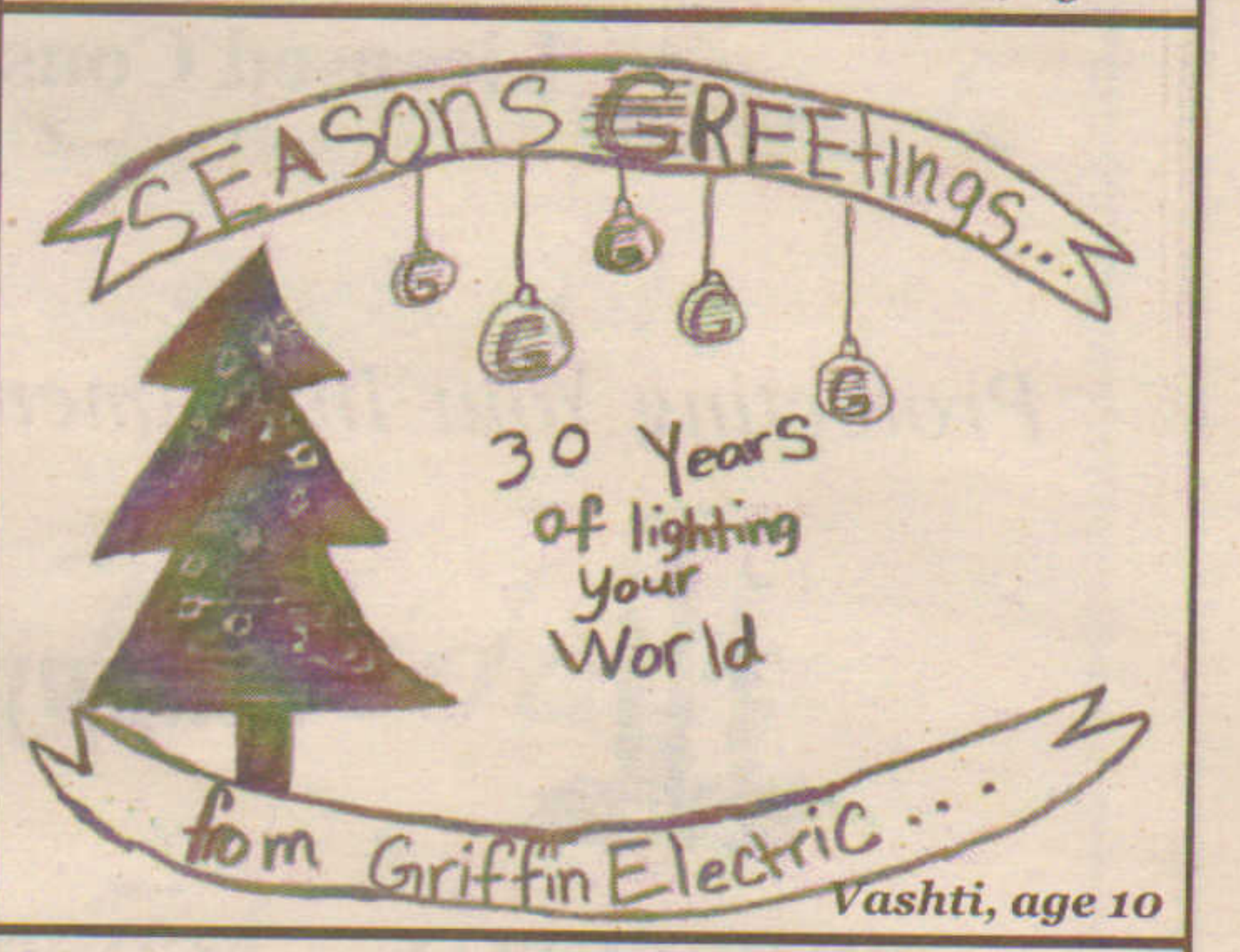


Max, age 9

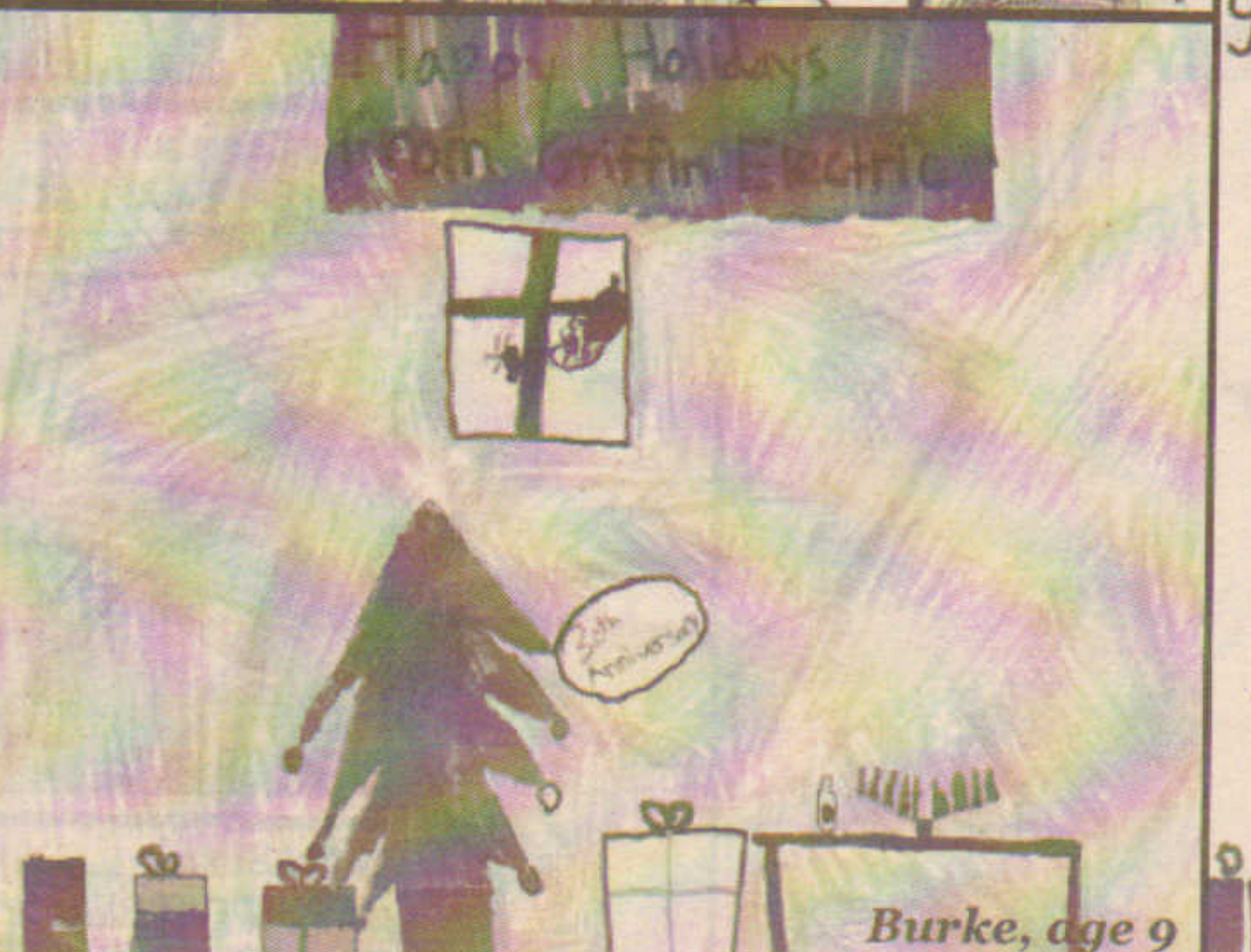


Mirabelle, age 5

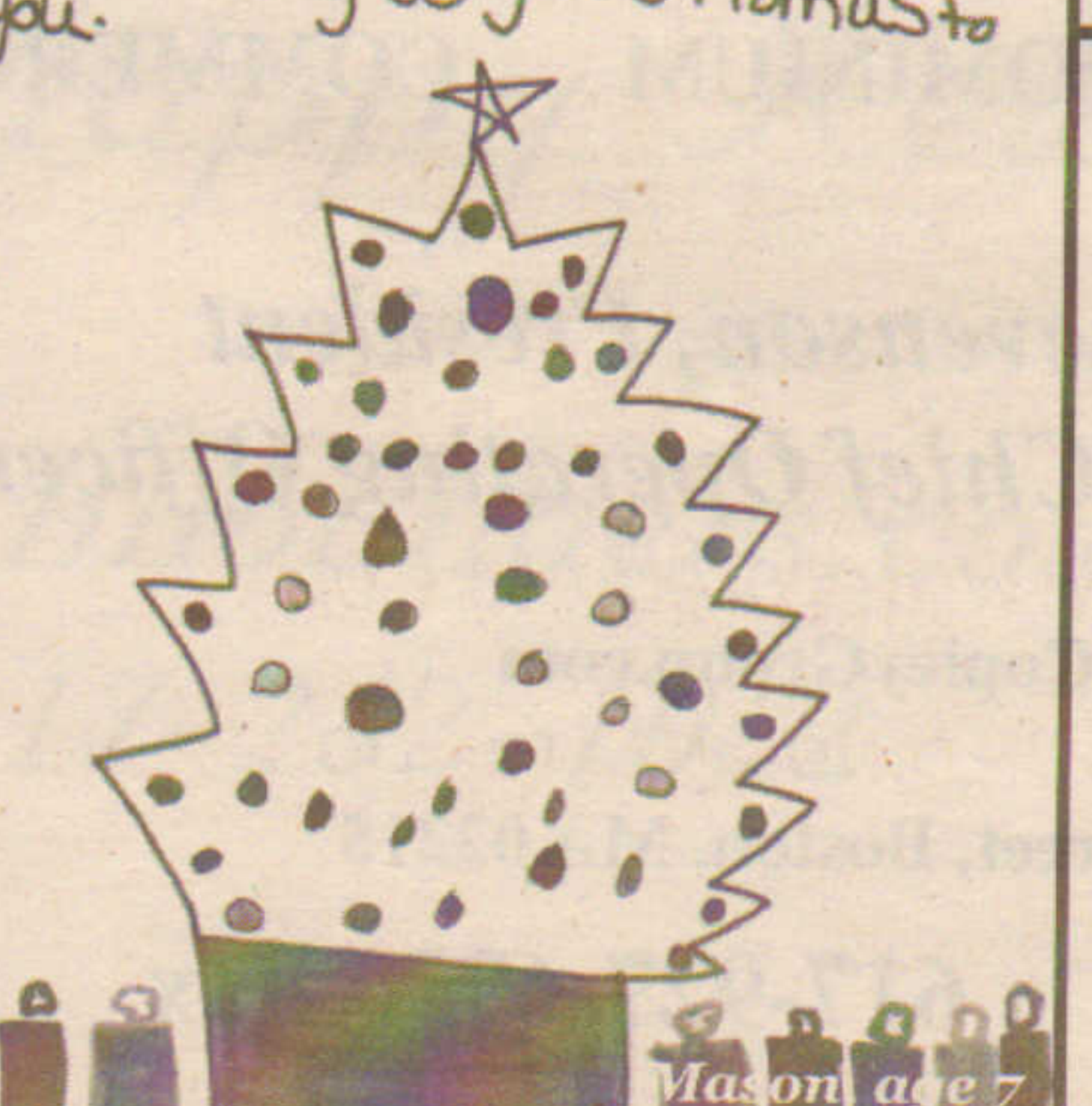
Happy Holidays From Griffin Electric
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you.



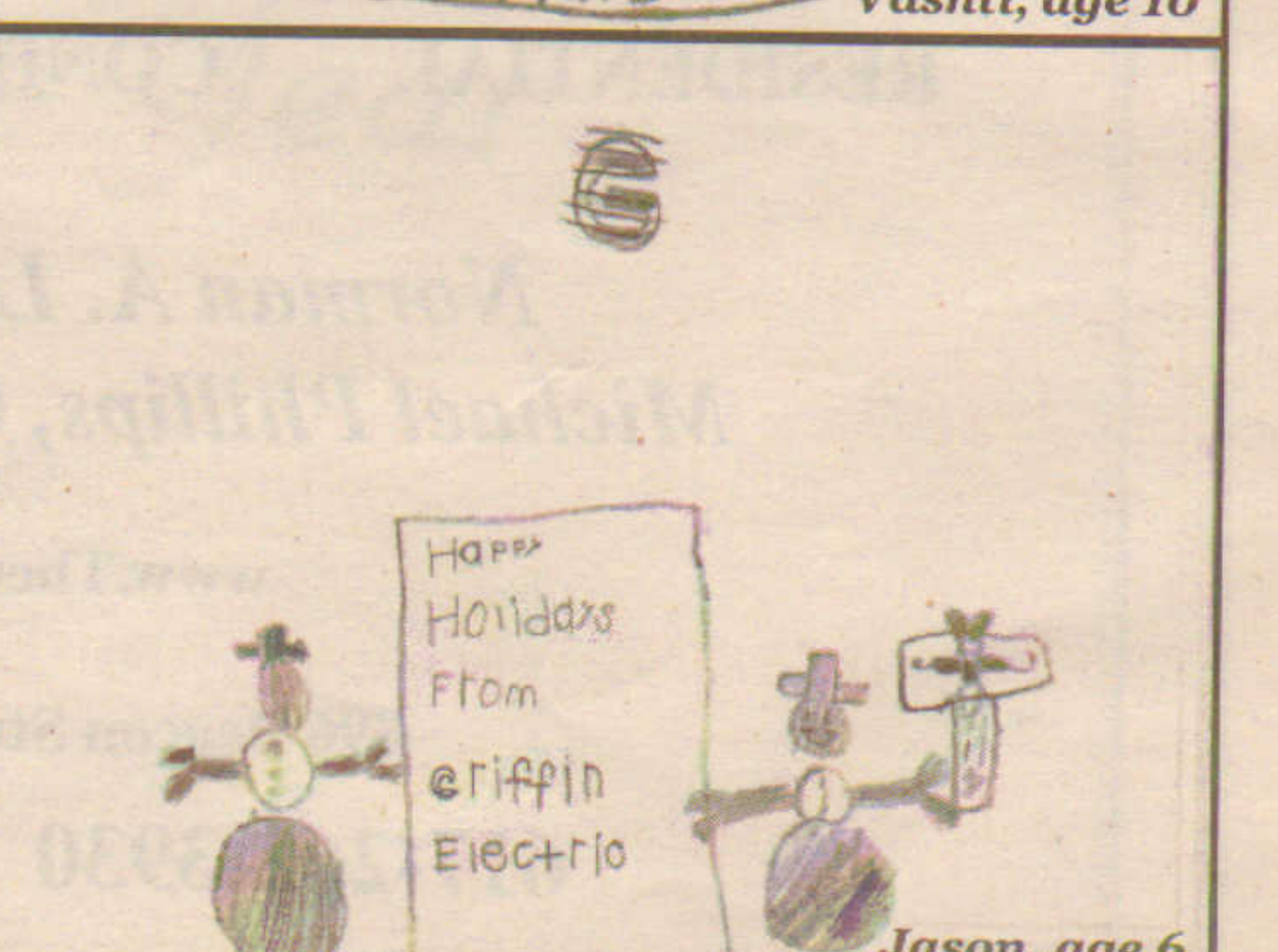
Vashti, age 10



Burke, age 9



Mason, age 7



Jason, age 6

April

McCann of Optimum Hotel Brokerage handles \$5.04 million Best Western sale in Danbury; 69 room hotel and two office buildings

Eaton Vance leases another 79,971 s/f at Chiofaro Co.'s Two International Pl.; Jones Lang LaSalle, Cushman & Wakefield cobroker

BRA's Weissman negotiates \$1.615 million sale for Waltham Realty to Sol & Jesse Cohen with Prudential Prime Properties

Fantini & Gorga arranged \$6.1m financing for Hecht Dev.'s 1.2 acre Lafayette Crossing with 12,000 s/f CVS in Haverhill

Sidel and Sheehan of EagleBridge arrange \$2.4m mortgage for Today's Fitness Ctrs., Burlington & Laser Quest Bldg., Danvers

Arbor Funding closes \$6.13m Fannie Mae loan for 61 apartments in Foxboro; Kelly originates for Hamilton Square Apartments

Hayes & Sherry sells 150,000 s/f Turks Head office building in Providence for Granoff Assoc. to FB Capital Partners

Landings R.E. Group acquires 89 unit Union Square Apts. in Franklin for \$8.675m; Cushman & Wakefield's Sower brokers

Condyne expands portfolio with two warehouses, 115,500 s/f, in Brockton for \$6.75 million; Beacon Roofing tenant to expand

Filippakos of Delta R.E. brokers \$12.6m sale of 72,925 s/f Crossroads East retail/office site to Anzaroot Acquisitions

Inglese of New Haven Group negotiates \$12.5m sale of 50,000 s/f medical office building for Prospect Office to Realty Group, N.Y.

Wayne Griffin Electric completes electrical installation at \$66m Everett High School; Suffolk is CM; HMFH Architects is designer

Moskowitz of Heritage Corp. brokers \$2.14m 33,931 s/f in 3 Newton Buildings for 1381-87 Washington St. RT to Mark Blotner

Hamm of Sperry Van Ness brokers \$5.5 million sale of 181 room Wellesley Inn, Danbury, to Diamond Properties

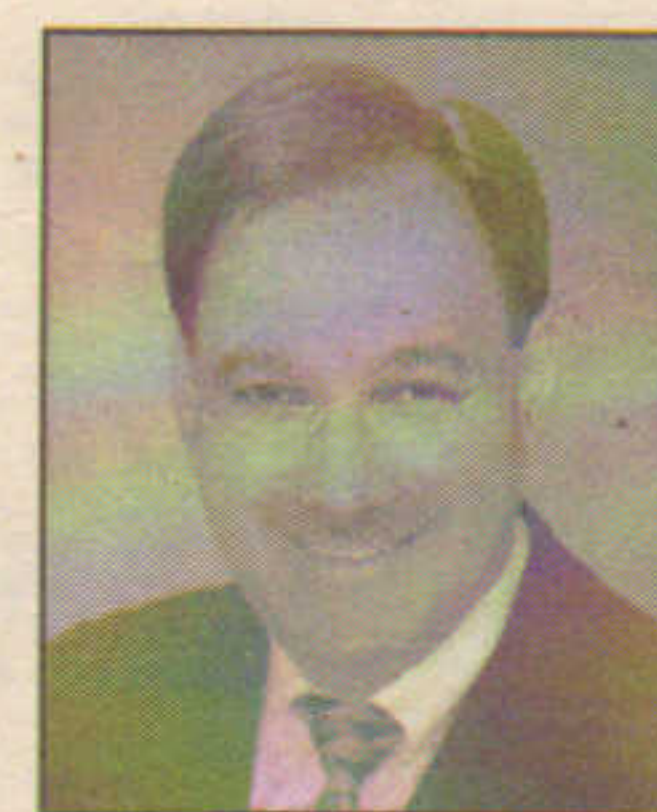
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Richard Ashworth
ASHWORTH
MORTGAGE



Anthony Trodella
ATR APPRAISAL
CONSULTING



Nick Malagisi
SVN/STORAGE
REALTY



Peter Carbone
CARBONE
COMMERCIAL



Richard Kuchinsky
DACON CORP.



Todd Taylor
VECTOR CAPITAL



Robert Rechner
SAXON
DEVELOPMENT



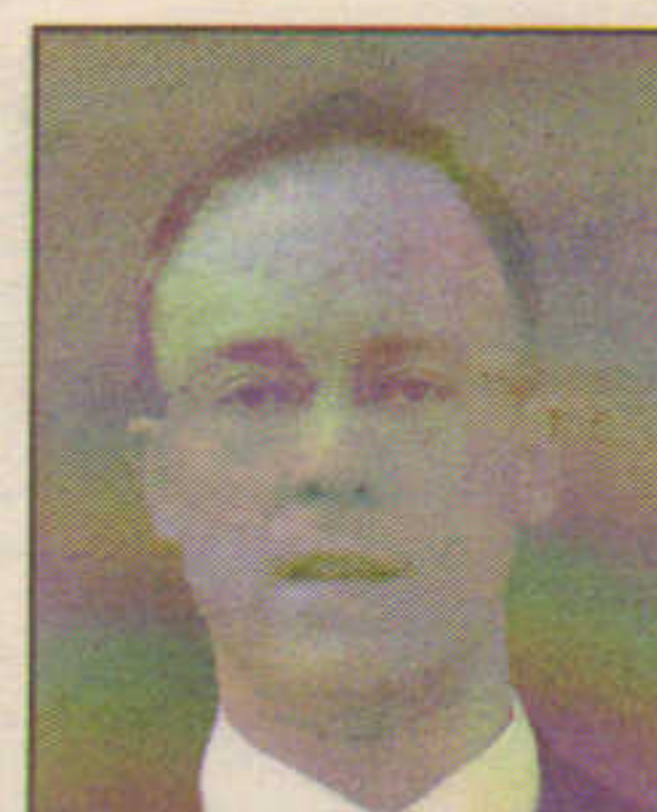
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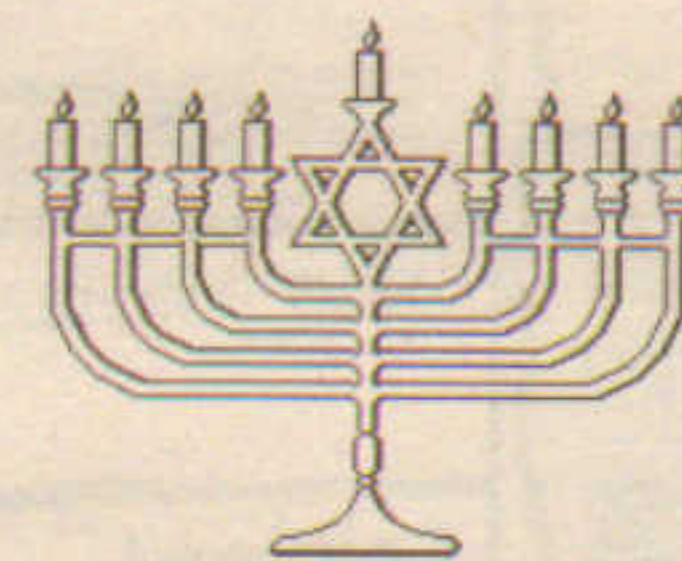
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And A Happy New Year.*

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May

Kelly of Arbor Comm'l. Funding originates \$6.13m loan for Hamilton Sq. Apts.; Hunneman brokers \$7.2m sale to Universal Rlty.

Kelleher & Sadowsky rep. C&G Investment in \$1.5m sale of 42,000 s/f distribution facility in Worcester to Angel Guard Realty

National Amusements & WS Development break ground for \$200m 675,000 s/f Legacy Place in Dedham; 15 screen Showcase de Lux

Northland Inv. forms \$2 billion multifamily joint venture with Tarragon Corp.; adds 7,433 units in 83 properties

Berenson Assoc. adds Brooks Brothers, Nike Factory Store, L.L. Bean Outlet to Freeport Village Station's 120,000 s/f in Maine

Sperry Van Ness/Fini Group sells 9,903 s/f Kinder Care Learning Ctr. for A.W. Perry-Nashua for \$2.675 million

Freid and Meixner of Boston Realty Advisors broker \$3.415m sale of 14,500 s/f in Natick with S. Davis of Davis & Demarco

Tighe of Corporate Realty Assoc. brokers nine room and apartment Ocean front Motel in Centerville for Fardie to Daly

GE Real Estate provides \$200m for refinancing of Normandy's 1.2m s/f office portfolio in suburban Boston and Connecticut

Campbell of Goedecke & Co. arranges \$7.15m financing for Landings R.E. Group's 89 apartments in Franklin, Mass.

Riccio of CBRE/Melody secures \$8.275m for Kenny's Addison Mill Apts.; 70,000 s/f historic mill conversion in Glastonbury

Conrad Group sells 27,000 s/f Norwell offices to Foxrock Properties for One Longwater Circle Realty for \$4.925 million

Goedecke, Doyle & Co. closes on \$70m financing for Bluff Avenue's 48 room and 24 condo Ocean House in Westerly, R.I.

Citibank leases 30,950 s/f at W&M Properties' 200 First Stamford Place for its Global Wealth Division headquarters

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Jay Horne
C P MANAGEMENT



Bob Gatof
NORTHLAND



George Fantini
FANTINI & GORGA



Richard Dennis
CASEY & DENNIS



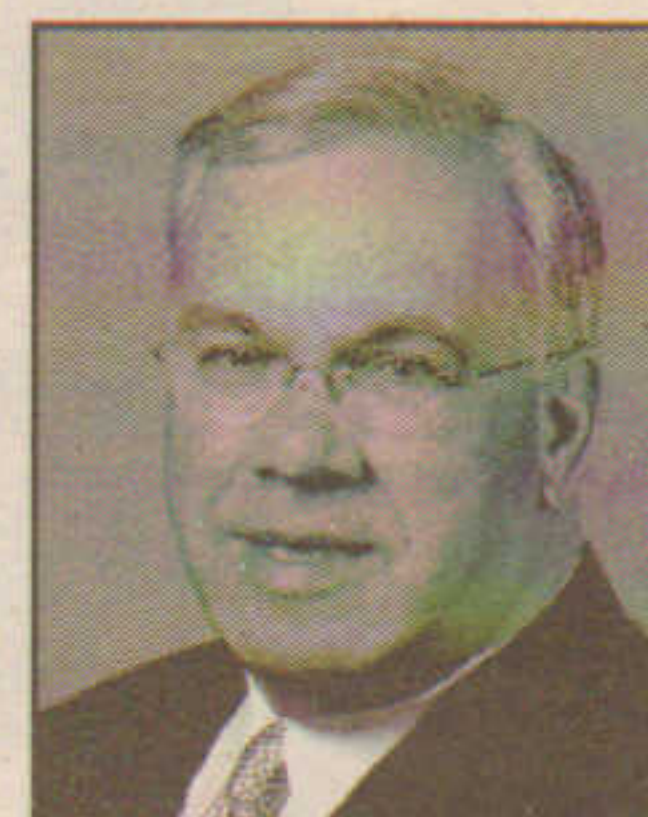
Sam Resnick
EXIT REALTY



Judy Tinkham
TINKHAM REALTY



Patricia Amidon
AMIDON APPRAISAL



Tom Menino
CITY OF BOSTON



Michael Bertrand
BERTRAND & ASSOC.



Frank Welch
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Sandy Brown
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Paul Martini
A.J. MARTINI

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AND BEST WISHES
FOR THE
NEW YEAR



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*Warmest wishes to all of our members, friends
and colleagues for a joyous holiday season, and a
healthy and prosperous
2009!*

SAVE THE DATE

- 01/01/09 New Year's Day IREM®'s Office Closed
- 01/14/09 Seminar ARS Services, Friend of IREM TBA 8:00am -12:00pm
- 01/15/09 Monthly Breakfast Meeting - Economic Forecast - Past President Recognition, Sheraton Needham Hotel, Needham, MA 8:00am -10:30am
- 01/15/09 2009 Executive Councilors Meeting Kathleen Franco, CPM®, ARM®, President, Sheraton Needham Hotel, Needham, MA 10:30am - 11:30am
- 01/19/09 Martin Luther King, Jr. Birthday IREM's Office Closed
- 02/06/09 Skiing Trip IREM Networking Meeting Friends of IREM day of Skiing Loon Mountain, New Hampshire 8:00am-4:00pm
- 02/11/09 Tax Credit Seminar - State & HUD TBA Crown Colony Office Park IREM® Chapter Office Quincy, MA 8:30am-12:00pm
- 02/16/09 Washington's Birthday IREM's Office Closed
- 02/19/09 2009 Executive Councilors Meeting, Ste. 203, Board Room Kathleen Franco, CPM®, ARM®, President Crown Colony Office Park IREM® Chapter Office Quincy, MA 10:00am-11:30am
- 03/04/09 Two 1/2day Training- Osha Training Seminar Taste Part 1 TBA, Friend of IREM® TBA 12:00pm-Lunch 1:00pm-6:00pm Program
- 03/05/09 Two 1/2day Osha - Training Seminar Part 2 TBA, Friend of IREM® TBA 12:00pm-Lunch 1:00pm-6:00pm Program
- 03/06/09 2009 Ethics - 800 Course Crown Colony Office Park IREM® Chapter Office Quincy, MA 8:30am - 4:00pm

**SAVE THE DATE! September 14, 2009 Annual Golf Tournament,
Granite Links Golf Club, Quincy, MA**

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May

Columbia Construction completes 130,000 s/f upgrade for Courtyard by Marriott, Cambridge, for Pyramid Project Management

Cutler Assoc. installs 144 prefab modules for Visiting Nurse Assn. in Somerville; Chia-Ming Sze design for \$16.8 million project

Bond Bros. and S/L/A/M Collaborative top off 89,000 s/f new science center at Stonehill College in Easton, Mass.

Godin of Matthews Comm'l. brokers \$725,000 sale of 11,300 s/f industrial facility for FB Mattson to JRD Props. in Waterbury

Richards of Richards Barry Joyce & Ptrs. handles \$8.7 million sale of 130,000 s/f lab building to Boylston Properties

CB Richard Ellis negotiates sale of Baker Props.' 1.98 million s/f warehouse/flex portfolio to Lighthouse R.E. for \$209 million

TRB Development Group completes \$2 million 10,000 s/f CVS Pharmacy in Concord, N.H. on time with 2 drive-up windows

Keypoint Partners adds 41,718 s/f Commodore Plaza, Beverly, to retail portfolio; Not Your Average Joe's in tenant mix

Wason Assoc. sells Nordic Village Getaways, Jackson, N.H., for Robert Cyr to Lafayette Hotels for \$13 million.

Connell Cohasset Greenbush's 32,000 s/f Old Colony Square at Cohasset Station on tack for groundbreaking; Cubellis architect

Condyne and Mastiff Capital acquire 103,272 s/f One Corporate Place, Danvers, from The Flatley Co. for \$12.35 million

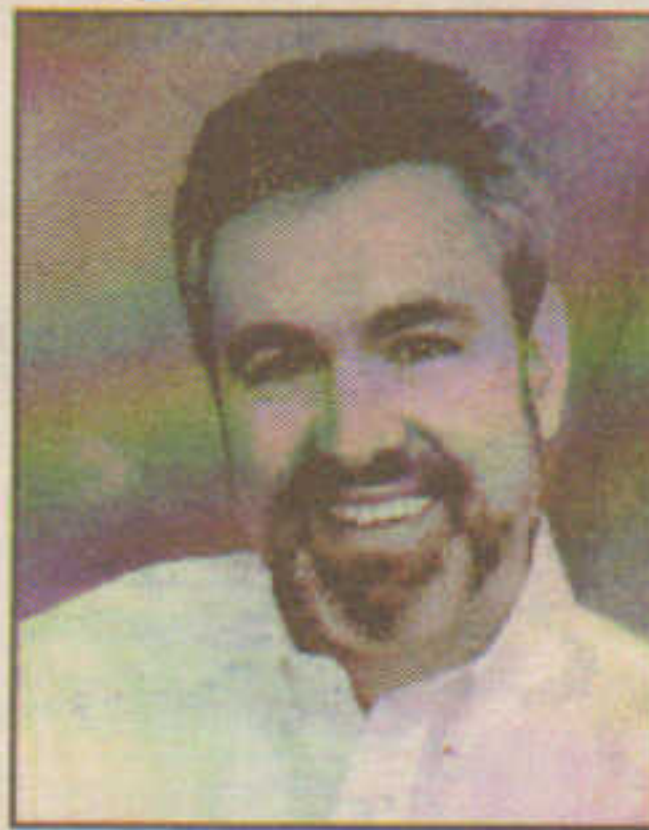
Abbey Road Back Bay buys Boylston and Newbury St. buildings for \$10 million; obtain \$7.25 million loan from TD Bank North

Connelly and Aho of O'Brien Comm'l. handle 64,000 s/f lease to Cosentino North America; Grubb & Ellis reps 41 Lyman Realty

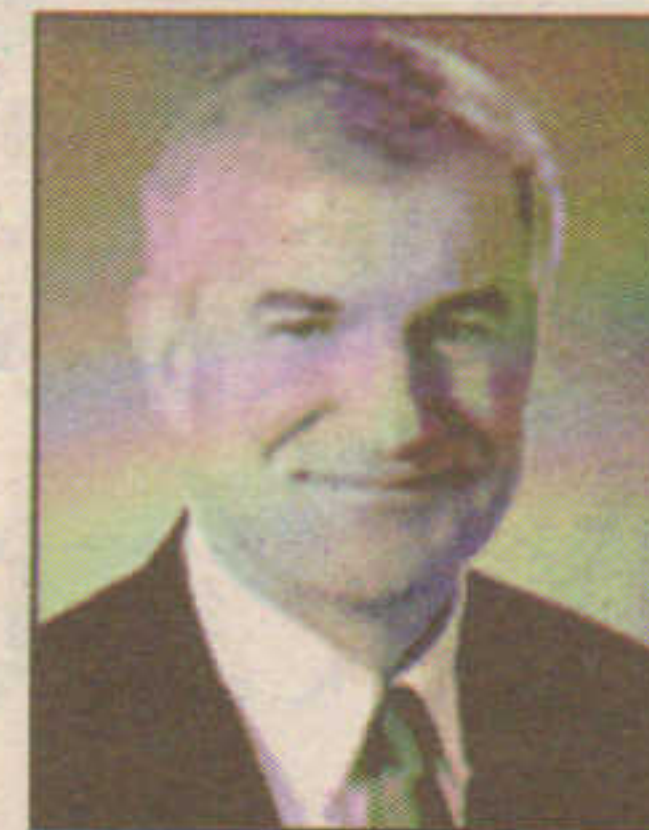
Lee of Colliers Meredith & Grew executes 15,000 s/f lease for Al-lurent for Transatlantic Investment Management

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Mike Sarasin
NORTHEAST RETAIL
PROPERTIES



Joe Flaherty
COLLIERS
MEREDITH & GREW



Win Nordblom
IREM-BOSTON



Susan Bloom
ADVANCE



Carl Baron
PUTNAM FURNITURE



Rodger Nordblom
NORDBLOM CO.



Dan Cregan
PARAMOUNT
PROPERTIES



Lisa Wexler
ELAINE CONSTRUCTION



Roy Papalia
CARPENTER & CO.



Peter Brown
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Construction Loan
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Marlborough, MA

\$8,000,000

Refinance Loan
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Vice President
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sid.spiegel@nemoves.com



*Happy Holidays to you
from all of us at NE Moves Mortgage*

June

Colony Realty Partners acquires 4 office buildings, 395,000 s/f, in Framingham for \$80.9 million; Eastdil Secured brokers transaction

Berkeley Investments secures \$56m construction/historic financing for 160,000 s/f Waltham Watch factory rehabilitation

John Corcoran & Co. and Brennan Group break ground on \$61 million 139 apartments, and ground floor retail with parking in South Boston

Jones Lang LaSalle receives 2 TOBY awards for 250 Mass. Ave. and 100/200 Technology Sq., Cambridge, from Boston BOMA

Cushman & Wakefield sells Casco Bay, Portland, portfolio, 309 units, to Resource Real Estate, Philadelphia, for \$35.05 million

Wason Assoc., handles \$3.25m sale of Comfort Inn, Merrimack, N.H., to Narayan Hotel; 68 room former Comfort Inn

French of Sperry Van Ness completes \$19.165m sale of 147,258 s/f School Street Square, for Woodgreen East Hartford

Exit Realty's Resnick negotiates \$2.8m sale for Sorella Sisters; 23 apartments bought by Fiorillo Family Trust

Brown of Campanelli Cos. reps. two tenants in 40,000 s/f new lease and 102,000 s/f renewal at AMB Campanelli Industrial Park

Leff of Wells Fargo provides \$25 million construction loan for 115,700 s/f offices, Rivers Edge, in Medford, Mass.

Cronheim Mortgage arranges \$11.975m for three office and mixed-use properties in E. Lyme, Norwalk, Westport, Conn.

Synergy buys 52,945 s/f 100 North Washington St., Boston, offices from A.W. Perry for \$11.7 million

Kelly of Arbor Commercial Funding originates \$6.13 million loan for 61 units in Foxboro; Hunneman brokers \$7.2 million sale

Symmes Maini & McKee and Dimeo building 13-story green headquarters for BCBS of R.I.; 327,000 s/f in Providence

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Joel Wilder
WILDER PROPERTIES



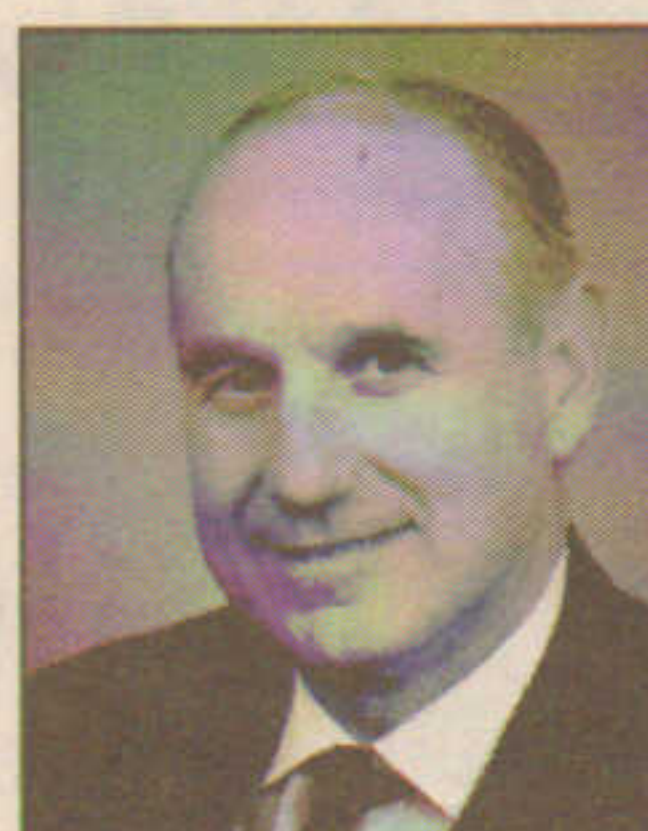
Mark Kisiel
MCCALL & ALMY



Ken Hecht
HECHT
DEVELOPMENT



Nancy Wluka
WLUKA REAL ESTATE



James Murphy
Q110 NEW ENGLAND
REALTY RESOURCES



Stephen Roberts
MB MANAGEMENT



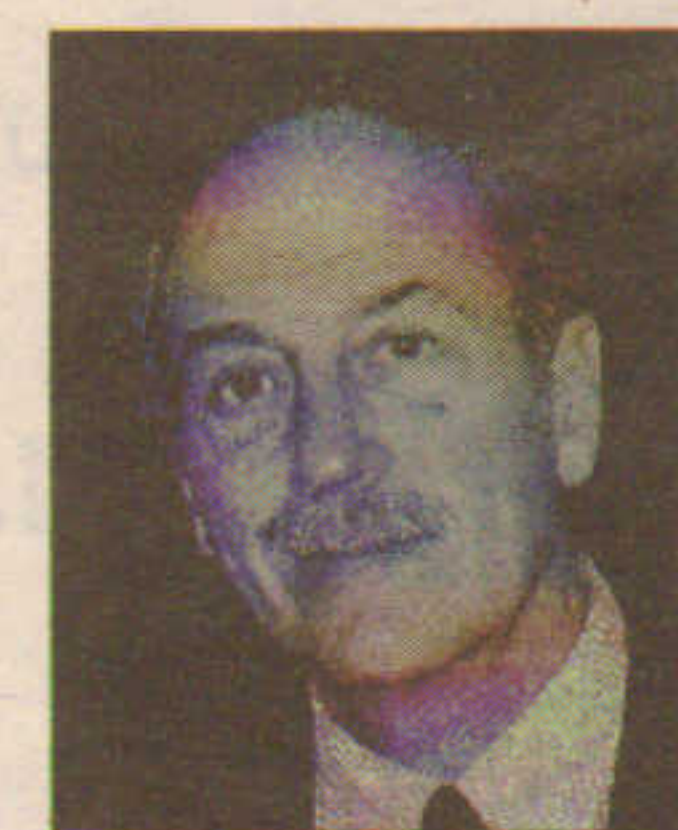
Jonathan Avery
AVERY & ASSOCIATES



Phil Fanning
CHICAGO TITLE INS.



Donald Tofias
TOFIAS & CO.



Daniel Calano
PROSPECTUS



Greg Micallef
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and the Happiest
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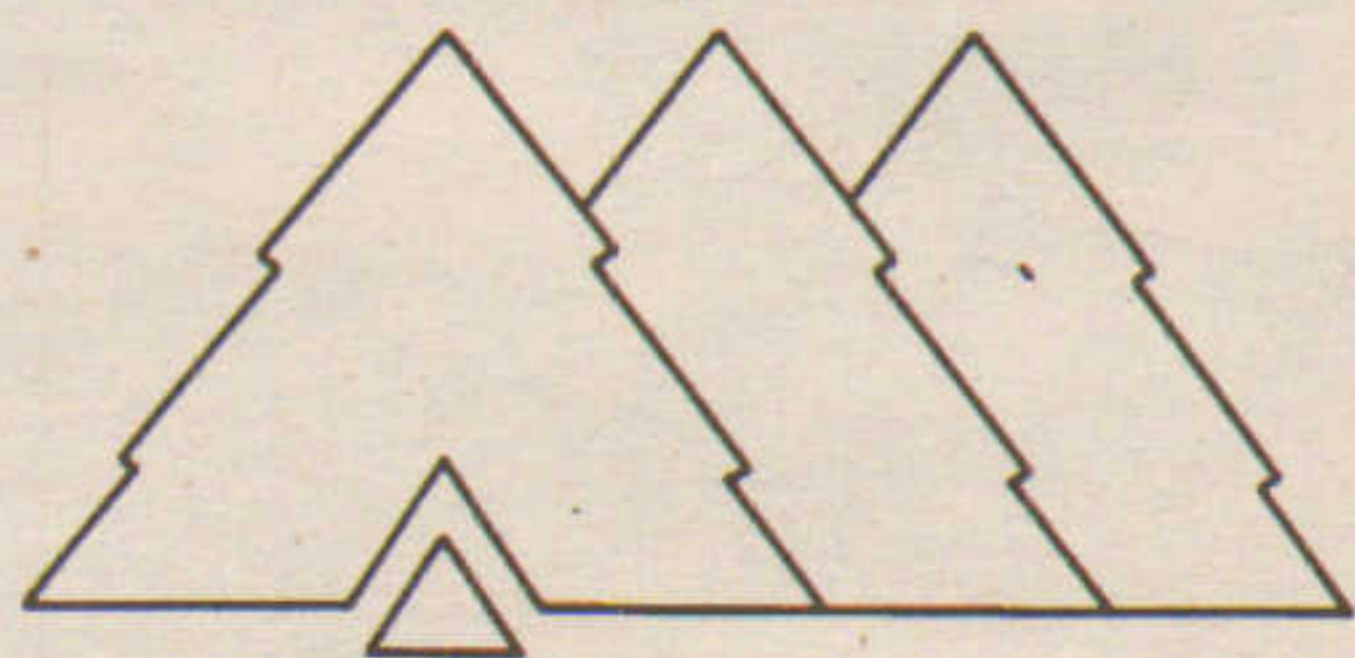
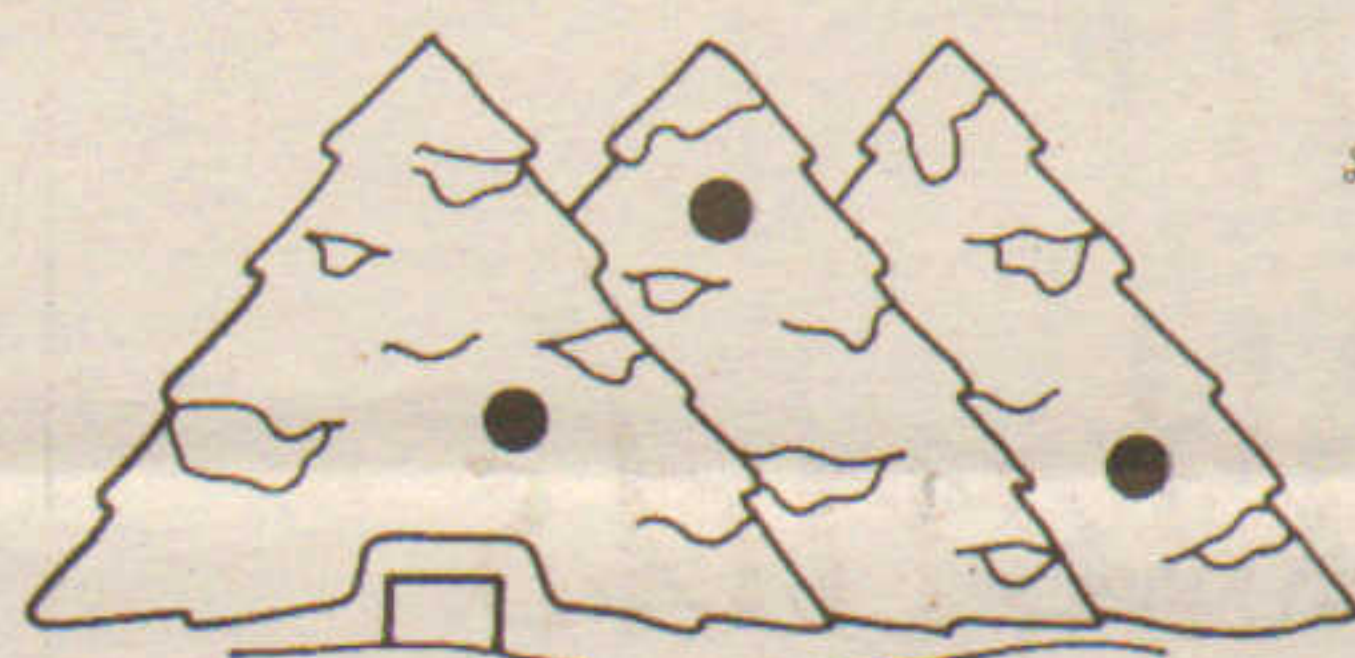
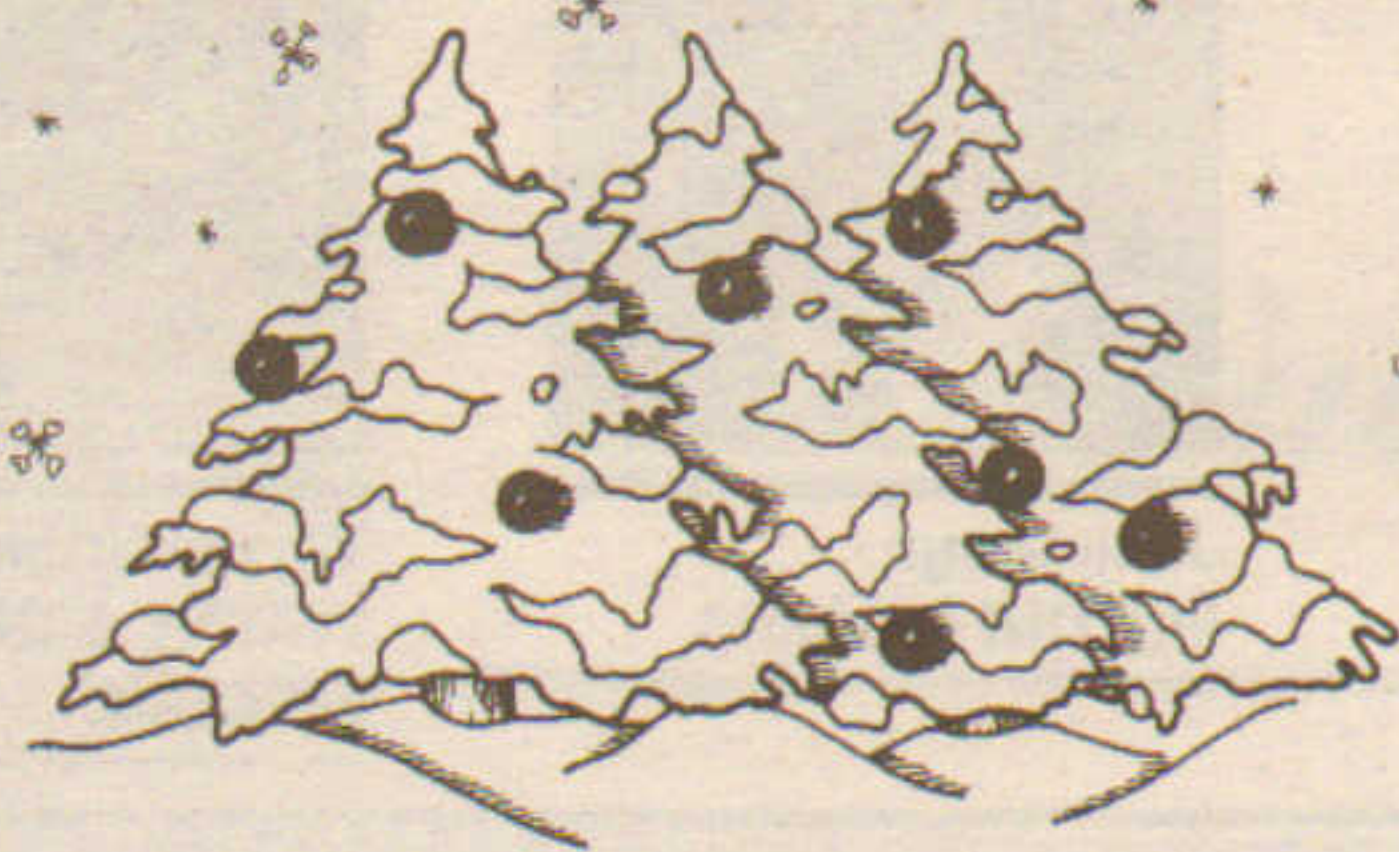
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www.ashworthmortgage.com

June Fish
junefish@ashworthmortgage.com

Dick Ashworth
dickashworth@ashworthmortgage.com

June

Colliers Meredith & Grew brokers 148,116 s/f portfolio sale to M.I.T. for \$90.5m; Campoli, Flaherty, Hynes, Herz rep owner

Holliday Fenoglio Fowler handles \$38.m sale of 667,000 s/f in Auburn, Mass. for Liberty Properties to Rabina Properties

Ranieri of NorthMarq Capital arranges loans of \$5m to Robert Treat Assoc. and \$2.1 million to Scott Gardens and P.R. Scott in Conn.

McCormick and Mulready of CBRE negotiate 30,544 s/f \$4.15m sale of medical offices in E. Hartford for HMO Realty to ABC R.E.

Advantage Const. completes \$4.6 million 36,000 s/f Herb Chambers Audi/Porsche dealership in Burlington; Regent Assoc. architect

Pro Con completing 150,000 s/f Brightview community in Danvers; JSA Architects design \$20 million 160 unit project

Architectural Resources Cambridge designs 95,000 s/f Tufts University dental medicine addition; Shawmut Design & Construction is CM

Witten and Nolletti of Marcus and Millichap handle \$21.15 million sale of 231,072 s/f 240 unit apts. in New Haven for East Haven R.E.

Jones Lang LaSalle acquires Staubach Holdings in \$613m deal; Staubach Retail, Cypress Equities not included

Herlihy, Bradbury, Cinnamond, Joyce of RBJ broker \$14.25m sale; Aegean Capital acquires 53,790 s/f 285 Summer St., Boston

Coastal Ptrs. sells BJ's Wholesale and Walgreens properties in Haverhill and Hooksett, N.H. for \$25.5 million with Net Lease Capital

Linear Retail to acquire Walgreens Plaza, Stoughton, and Dedham site, 31,442 s/f, for \$12.6 million; KeyPoint Ptrs. to manage

KGI Properties & SK Properties join to develop \$200m 750,000 s/f Gateway Commons in East Lyme, Conn.; Arrowstreet architect

Pro Con completes 84,000 s/f facility at Pease International Airport for Alpha Flying; architect and construction manager

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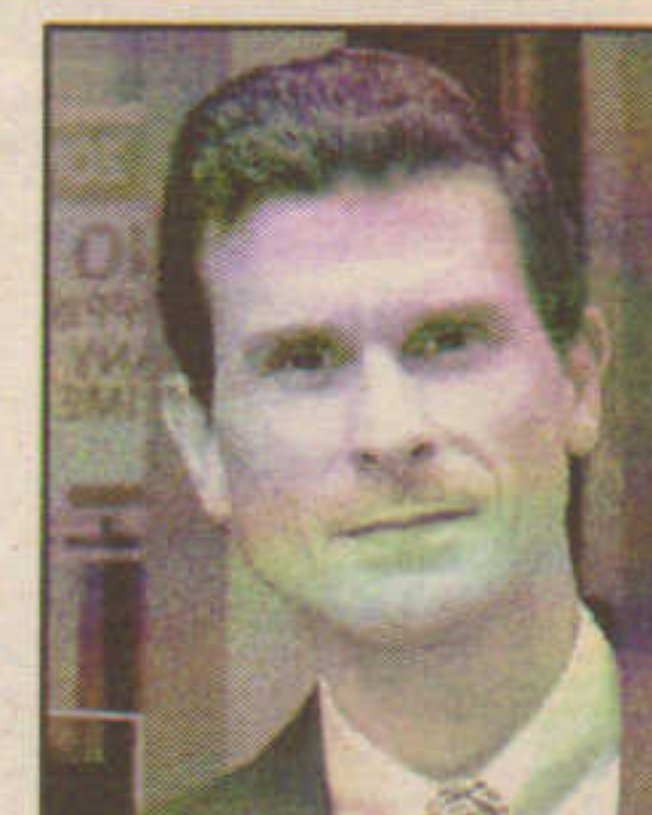
Harmon Lewis
NATIONAL COMM'L.
BROKERS



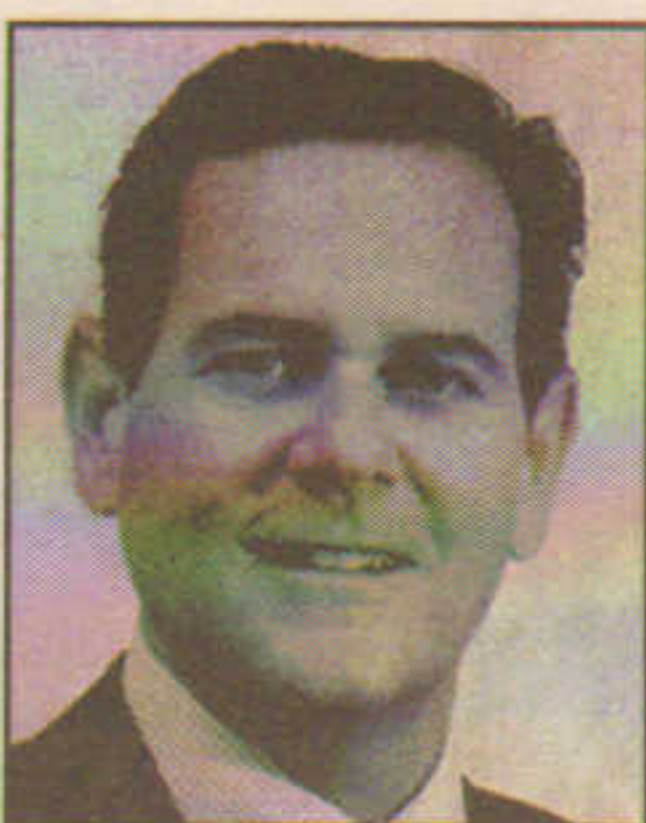
Bruce Waters
MCLAUGHRY
COMMERCIAL



Mort Zuckerman
BOSTON PROPERTIES



Greg Vasil
GREATER BOSTON
REAL ESTATE BOARD



Ray Kenney
KEYPOINT PARTNERS



John Gorga
FANTINI & GORGA



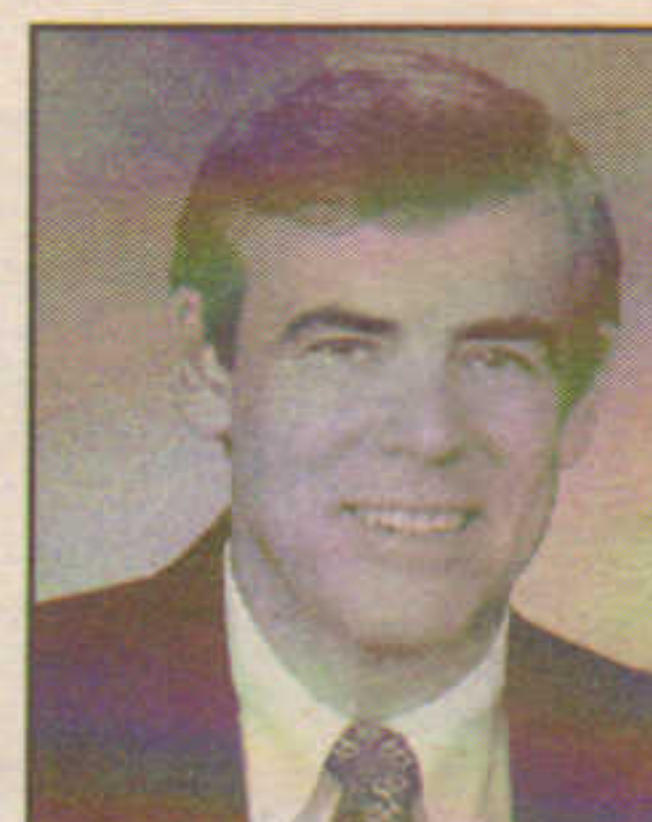
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WAYNE J. GRIFFIN
ELECTRIC



Jerome Manning
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Cathy Jones
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July

Davis Marcus Partners \$75m 218,222 s/f Wilton Corporate Park is ready for occupancy; Albert Ashforth exclusive agent

NAI Hunneman's Ross, Tito and Barroso negotiate \$4.5 million sale of 48 apartments to Acton Coach Estates

Connolly & Partners named developer of \$60 million Court Square, Springfield, into retail, restaurant, hotel and residential

Jonathan Rose Co. breaks ground for \$20m Metro Green Apts., Stamford; joint venture with W&M Properties for 238 units

North Branch completes Burnham Soccer Field facility, 5,000 s/f, at Dartmouth College; Freeman French Freeman designs \$2.6 million site

Sidel and Sheehan of EagleBridge Capital arrange \$2 million for 21,830 s/f Springfield (Vt.) Shopping Center

CBRE/The Boulos Co. sells 32,000 s/f Portland Public Market for \$1.9m; O'Connor of NAI Dunham Group cobroker for Atlantic National

McKinley, Kelleher and Matt of Kelleher & Sadowsky complete \$2.94 million sale of 49,000 s/f bldg. for Compass Financial

Denton of NAI Hunneman brokers \$4.425 million sale of 122,335 s/f offices for The Hamilton Co. to Inex Properties, Manchester, N.H.

Fantini & Gorga arranges \$59.7 million financing for 139 apts. in Boston for John Corcoran Co., and The Brennan Group

Holliday Fenoglio Fowler represents Baywater Props. in \$10.5 million financing of mixed use at 1020 Post Rd. in Darien, Conn.

Speigel of N.E. Moves Mortgage arranges \$8m for Front Street Holdings, Manchester, N.H., to convert Amoskeag Inn to Clarion

Goedecke & Co. provides \$25.75 million construction loan for 115,700 s/f Rivers Edge offices, Medford, with Wells Fargo Bank

Berkeley Investments secures \$56m construction and historic financing for 400,000 s/f Waltham Watch factory in Waltham

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Alyce Hill
NEW ENGLAND
CONDOMINIUM



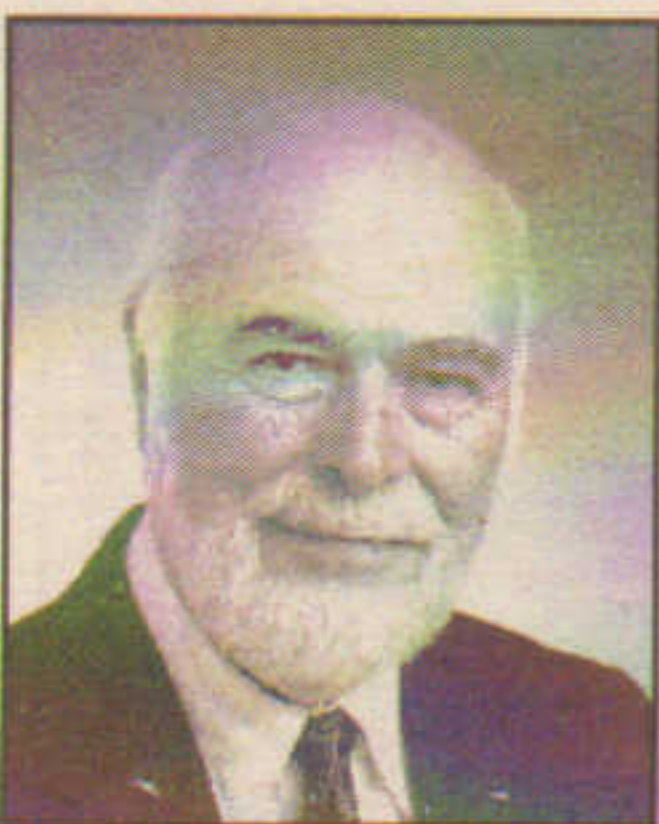
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July

Chozick Realty completes \$18.225 million sale of 10 bldg., 140 unit Williamsburg Apts., Windsor, Conn., to Windsor Castle, LLC

Cassum of HFF places \$85 million for Chiofaro Co./Prudential R.E. Investors 1,380 space, 30,000 s/f retail Boston Harbor Garage

Witten and Nolletti of Marcus & Millichap sell Waterford Commons, 303 units in Manchester, Conn., for \$42.775 million.

The Abbey Group tops off 45 Province St., Boston, \$200m 138 unit condo tower; Suffolk is general contractor, Bruner-Cott is architect

Pro Con completes \$16.7 million offices at Braintree Hill Office Park for The Flatley Co.; Cramer Levine design for 160,000 s/f bldg.

Varholak & Friedman of RBJ and C&W cobroker 45,141 s/f re-lease for Intercontinental R.E. Inv. to Imagitas in Waltham

Fairfield County's new center, 1.2 million s/f mixed use in Norwalk, developed by Spinnaker R.E. Partners and Greenfield Partners

Dickinson Development sells 87,200 s/f Billerica offices to 159 Tangleway Rd., Billerica for \$6 million; CBRE's Lemire broker

Brown of Campanelli Cos. negotiates 95,000 s/f re-lease for AMB Property Corp. in Watertown to Verizon with Wright, Perlman of CBRE

Grobowski of Fantini & Gorga assists in \$11.1 million sale of Walgreens Plaza, Danvers, 21,487 s/f, to ICA Realty

Equibase capital provides \$6.85 million mezzanine loan to Feldco Dev. affiliate for Gateway at Scarborough (ME) anchored by Cabela's

Shair of M&J Assoc. reps Salvation Army in \$2m purchase of 30,000 s/f on 3 acres on Westgate Dr. near Westgate Mall

Simon Property Group seeks approval for 744,000 s/f retail/residential expansion at Copley Place Tower, Boston

Lewis of National Commercial leases 32,000 s/f at Bay State Commons, Westborough, Mass. to Boston Sports Club

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Scott Pray
D.F. PRAY



Roxane Cole
RAM HARNDEN
COMMERCIAL R.E.



Pam Halvorsen
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Lisa DonFrancesco
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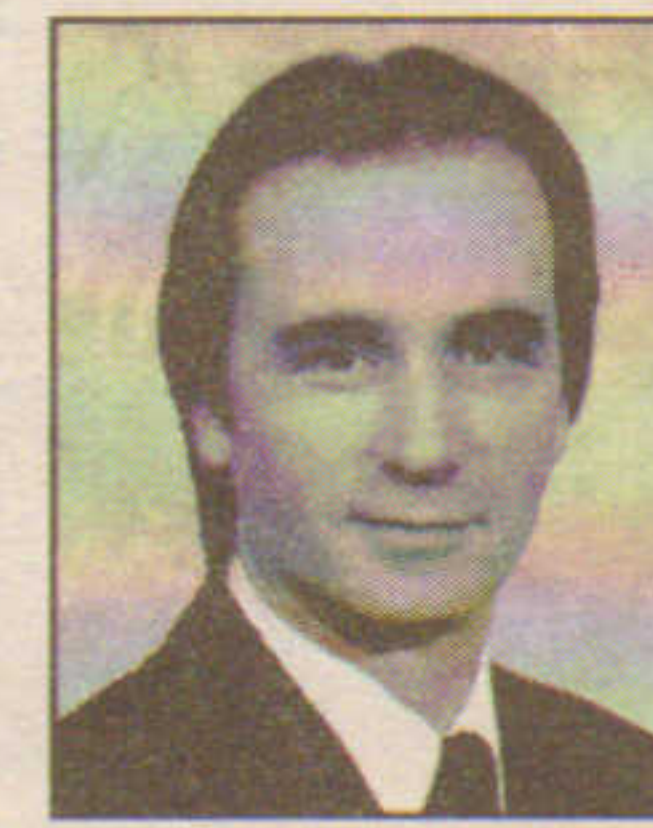
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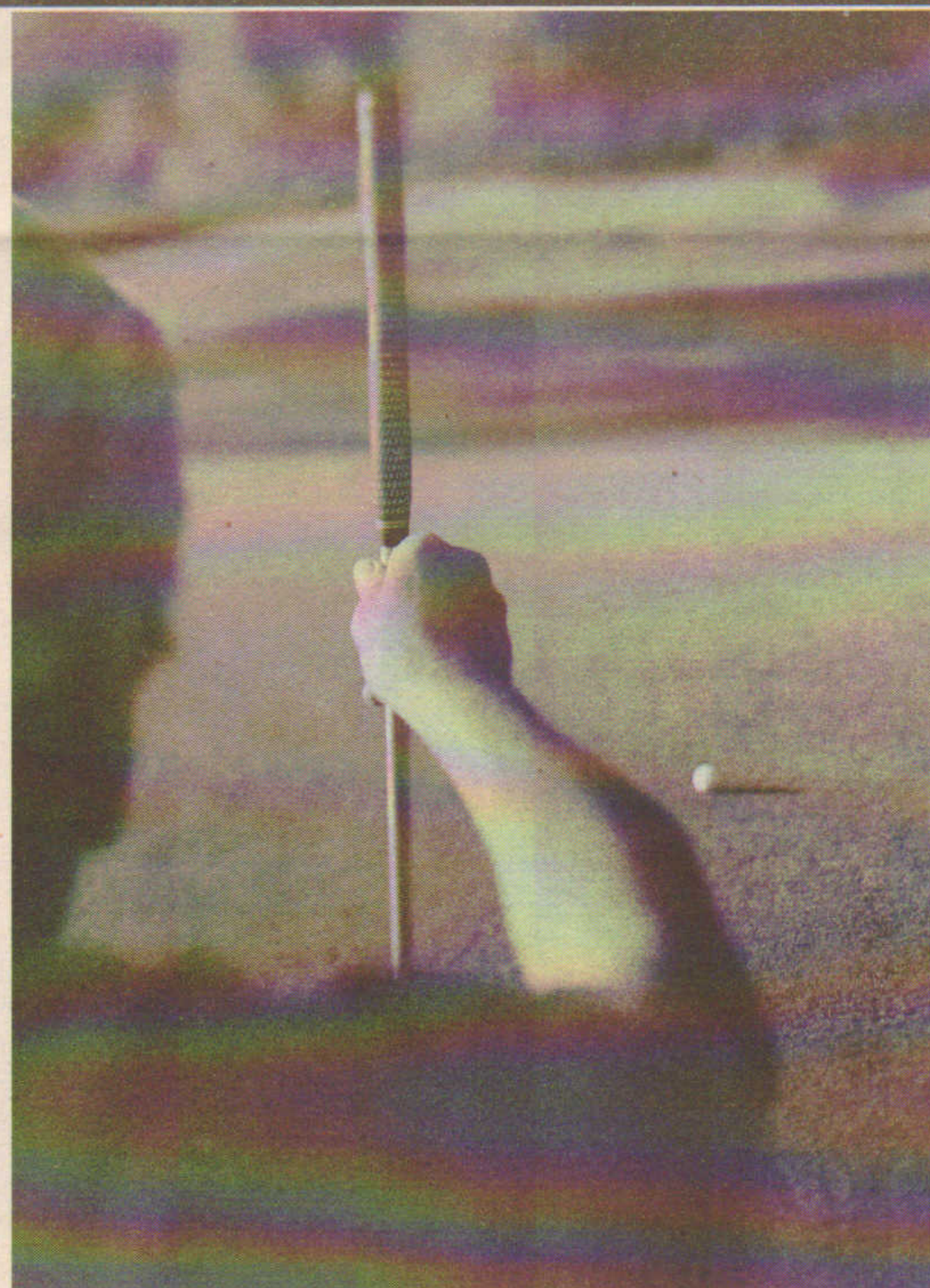


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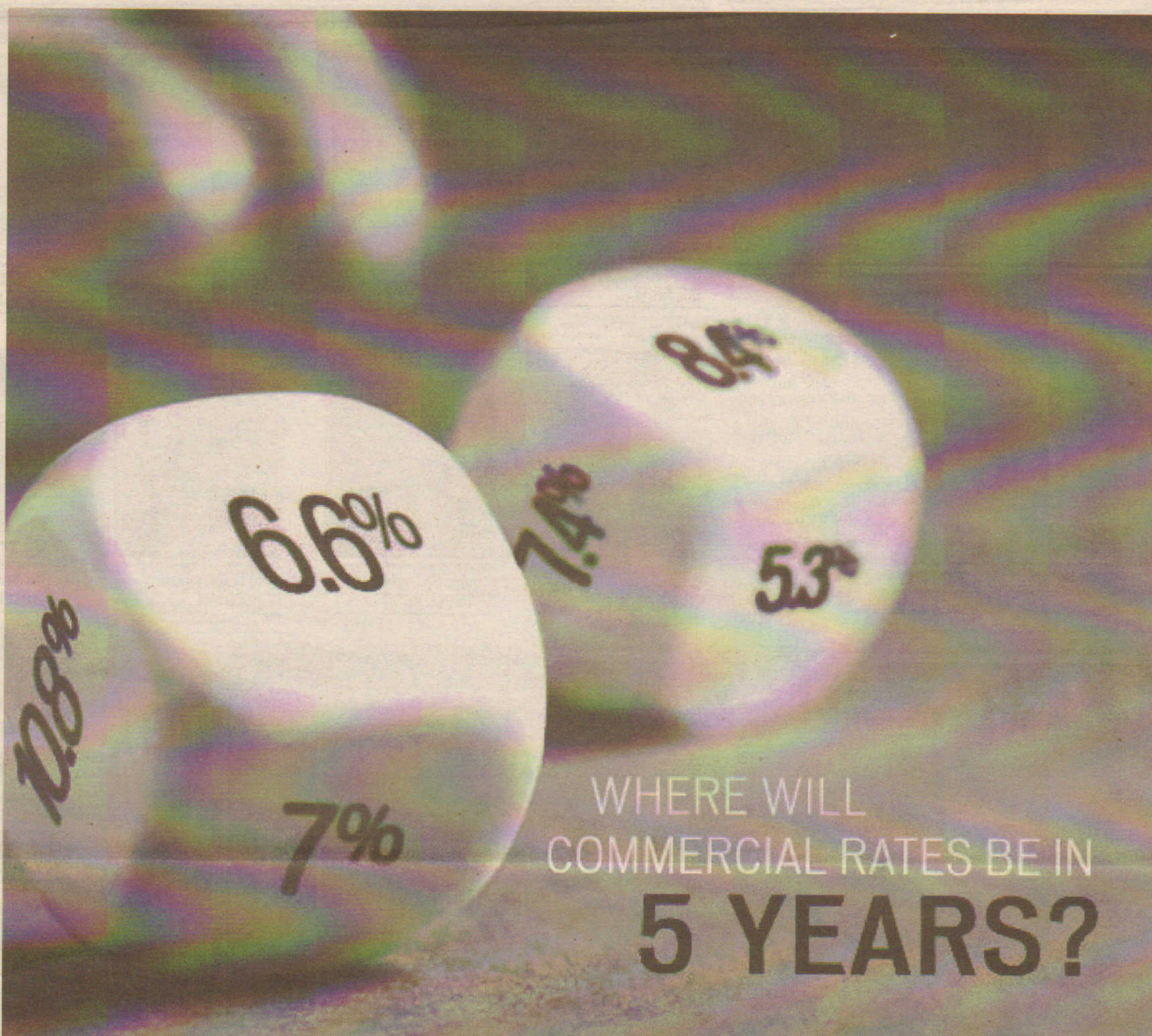
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August

Whelan Associates sells 50,540 s/f Easton medical office building for \$14.7 million; Barnes of Sea Watch Realty brokers sale

Cassum, Tepedino & LaBine of Holliday Fenoglio Fowler arrange \$140 million financing for 471 room Renaissance Boston hotel

NAI Hunneman named property manager for 1010 Mass. Ave. by the city of Boston; 220,770 s/f South End office building

KeyPoint Partners awarded property mgmt. contract for 15-45 Dan Rd., Canton Commerce Center, by Great Point Investors

Pro Con completes \$1.3 million tenant fit-up services for Portsmouth Regional Hospital; 17,000 s/f rehab-wellness center

Olympia Development completes \$18m fast-track renovation for 57 room Inn by the Sea Resort in Portland; Wright-Ryan GC

McCourt of The Conrad Group executes \$11.5m sale of 80,000 s/f offices in Weymouth to Foxrock Properties at 90 Libbey Parkway

Anderson of Prudential Rush Realty and Rohrer of Grubb & Ellis Coldstream cobroker \$3,502 million sale of 18,904 s/f offices

CB Richard Ellis arranges \$44.8 million for Hampshire Partners' retail, office, industrial portfolio in Newington, Conn.

Fantini & Gorga arrange \$12.9 million funding for Eastern Mortgage Capital for 123 bed nursing center in Winchester, Mass.

Hughes and Bradley of New Dover Assoc. broker \$5.75 million sale of 69,376 s/f flex building for Marlborough County Realty

Sydney Assoc. to transform Fresh Pond into 19,400 s/f landmark retail center in Cambridge; Columbia Construction CM

CB Richard Ellis brokers \$10.2 million sale of 100 Bank St. in Burlington, Vt. to Marley Properties for Kevin Donohoe Co.

Durgin of Jack Conway arranges \$1.5 million sale of 14,000 s/f office building in Milton, Mass. for K&C Realty

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Henry Vickers
AEW CAPITAL
MANAGEMENT



Karyn McFarland
MCFARLAND & FINCH



Alan Doyle
LAREW, DOYLE &
ASSOC.



Michael Sherman
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Kathy Stein
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Steven Spangle
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Paul DiGeronimo
GERONIMO
PROPERTIES



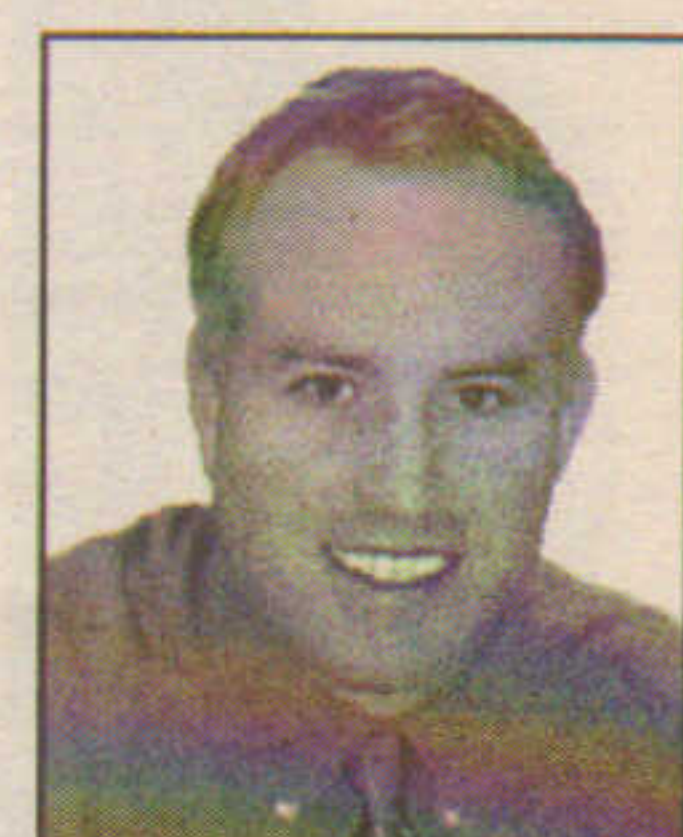
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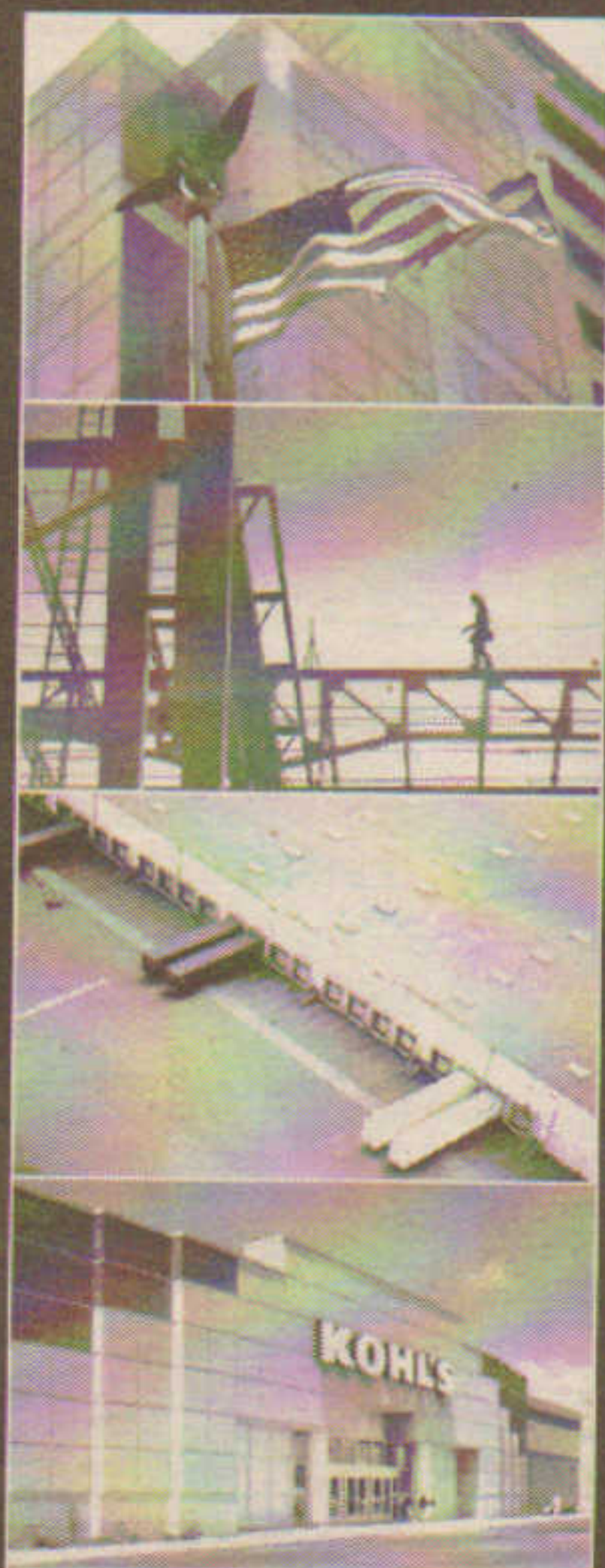
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A special thanks our clients, lenders, friends and colleagues. We wish everyone a healthy New Year and look forward to working together in 2009.

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August

David Marcus Ptrs. and National Grid hold topping off of 312,000 s/f Reservoir Woods LEED Gold Waltham office building

Zelman of ERA Broder Comm'l. negotiates 38,256 s/f \$3.675m sale of New Park Office & Conference Center in Hartford, Conn.

McCormick and Mulready of CBRE broker \$14.675m sale of 230,000 s/f Powder Forest Business Park in Simsbury, Conn.

Vestri of Steffian Bradley designs Hastings Cos.' \$50m BackRiver Townhomes in Hingham, Mass.; 50% of 45 units pre-sold

Chozick Realty arranges \$15.775 million sale of 125 units to Windsor Castle for J. Winkler Group in Bloomfield, Conn.

Bufftree Building breaks ground for \$8.8 million 20,200 s/f public safety facility for Harwich, Mass.; Kaestle Boos provides design

Varholak, Purpura and Smith of Richards Barry Joyce & Partners handle 54,457 s/f Cambridge, Mass. lease for Archon Group

Tito and Aron of NAI Hunneman rep Arista Foxborough in \$6.5 million sale of 14,828 s/f retail site at Chestnut Green, Foxborough

Blakely of TRB & Assoc. reps Kent Realty in \$6 million sale of Wallace Plaza, 127,469 s/f in Fitchburg, Mass.

Todreas Hanley selected to revitalize 77,000 s/f Thorne's Marketplace, Northampton, Mass.; Anderson Porter Design architect

Cummings Properties serves as general contractor for 63,000 s/f speculative office building on North Rd., Sudbury, Mass.

Bulfinch Cos. renovates and leases 15,000 s/f at 95 Mt. Auburn St., Cambridge, to Verizon & Inv. Fund for Foundation

Hampshire Ptrs. Fund VII acquires 87,500 s/f industrial building from Billerica Rangeway LLC off Rte. 3 in Mass.

Dimeo Const. tops off new 150,000 s/f Fall River Trial Court designed by Finegold Alexander on South Main St.

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John Cregan
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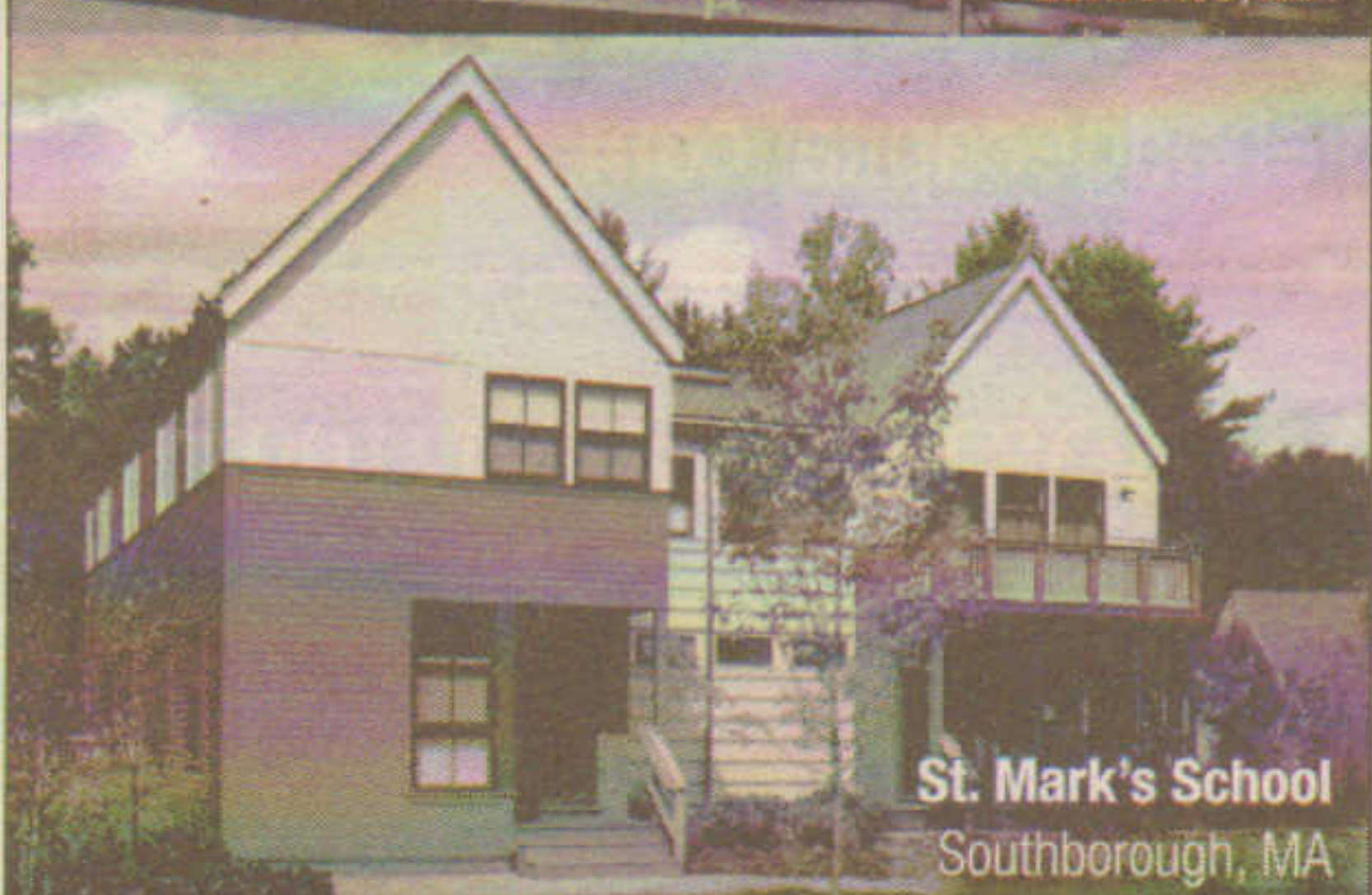
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James Regis, Vice President • jregis@s-cmanagment.com
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September

Marr of Keliher R.E. and Carucci of ERA Boston broker \$3.7m sale of 22,500 s/f for Core Investments to E.D. Properties.

Luers of Tamposi-Nash sells 147,000 s/f mfg. plant, Hudson, N.H., for Sofft Shoe Co./H.H. Brown to Sparton Tech for \$6.08 million

Druker Co.'s Atelier/505's design dev. team receives Award of Excellence from Urban Land Institute; ADD Inc managing architect

Bowden of R. Calabrese Agency sells Fair Oaks S.C., 47,000 s/f, for \$4.57m for Deekan Assoc. to Malachite Grp., in Waterbury, Conn.

Callaghan of Binswanger Cos. leases 70,000 s/f warehouse space in Portsmouth, N.H., to Kittery Trading Post

Canpro Inv. completes 3rd building, 30,000 s/f, at Lakeville Corporate Pk.; BKA Architect; Callahan contractor

Vogell of Mortgage Resources arranges \$2 million permanent funding for 60 unit Heritage House apts. owned by DLG Company

United Multi Family's Kobialka brokers \$1.625 million sale of 20 units in Peabody for David LeBlanc to Norman LeBlanc

Meredian Capital arranges \$39.5m construction financing for 200,000 s/f North Haven Commons to Eclipse Development Group

Herron and LaBine of Holiday Fenoglio Fowler secure \$33.5m refinancing for Abbey Group's 207 unit St. Germain Apartments

Conrad Group sells 80,000 s/f offices in Weymouth for 90 Libbey Parkway to Foxrock Properties for \$11.5 million

R.W. Holmes reps Northland Inv. in \$7.15 million sale of 60,477 s/f Marlborough offices to Janelon Trust; 95% leased to Sepracor

Fantini & Gorga arranges \$8 million for Hecht. Dev.'s 21,000 s/f Coventry Crossing retail center in Rhode Island

Condyne & Advantage Construction complete 335,720 s/f Crossroads Commerce Center, Taunton; Curtis Architectural Group designer

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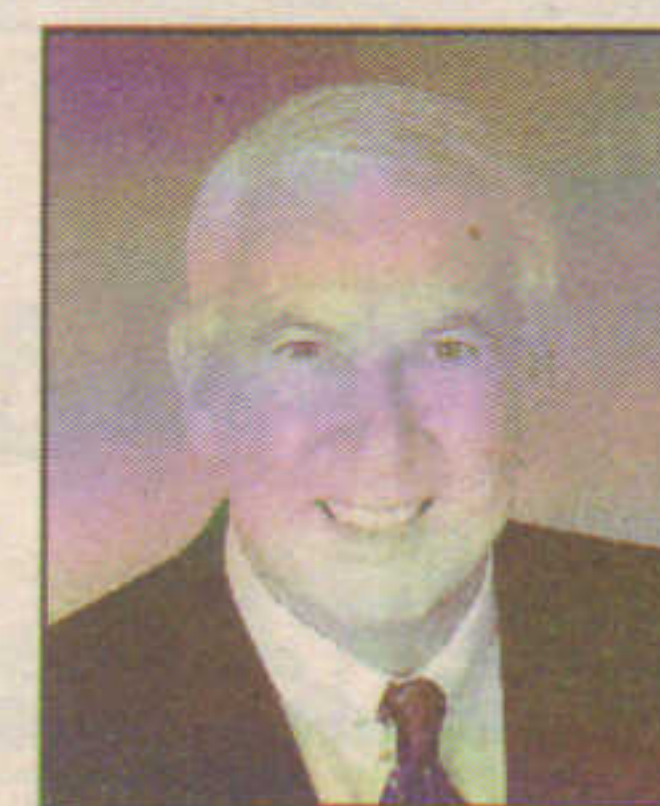
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REALTY RESOURCES



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O'CONNELL
HOSPITALITY GROUP



Joe Accetta
ACCETTA & ASSOC.



Irma Schretter
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Eric Raisman
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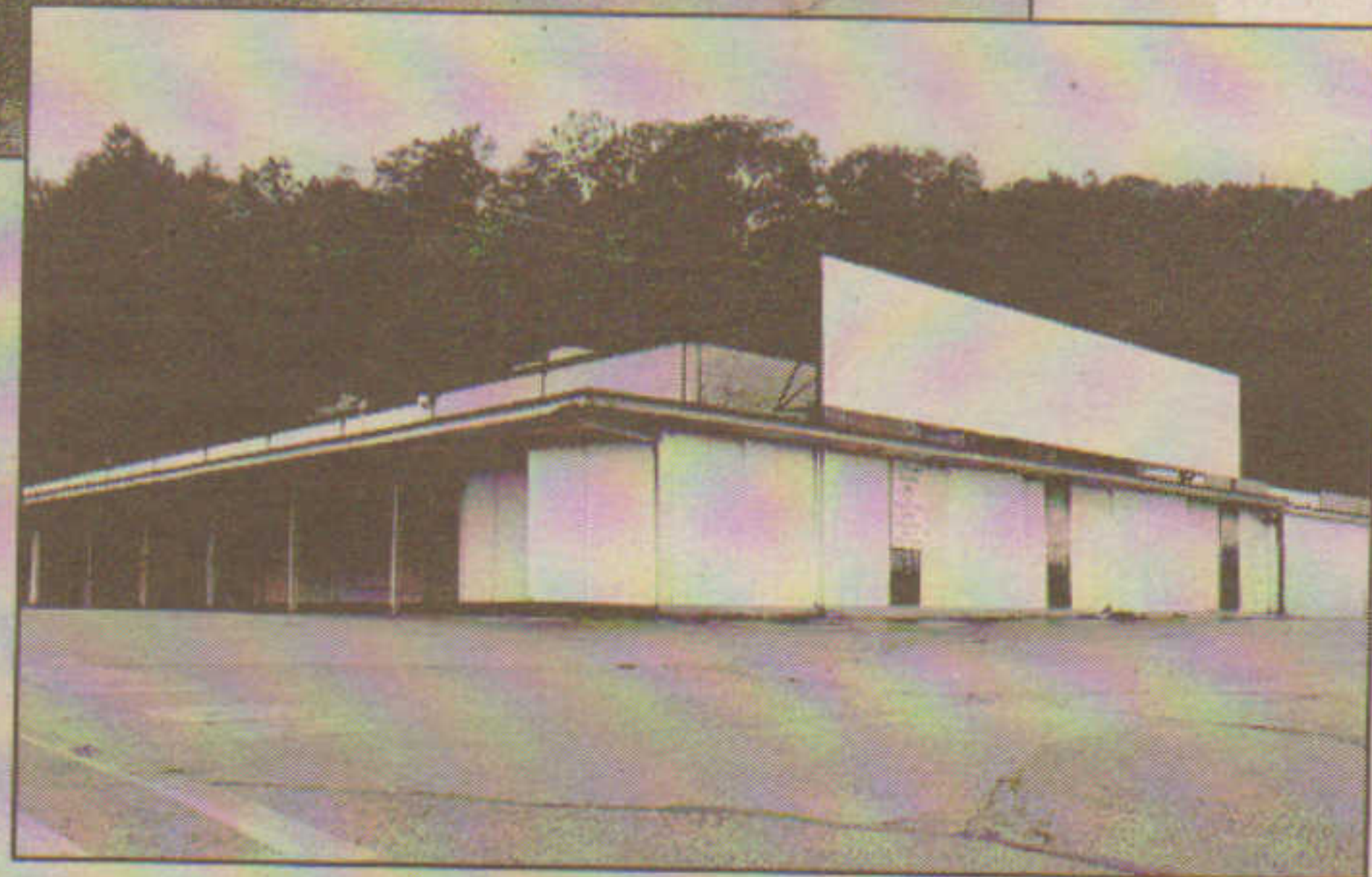
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- A former supermarket
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On behalf of our entire team, we would like to thank all of our clients for making 2008 a truly special year for the Boston office. We wish you a safe, festive and happy holiday season and look forward to serving you in 2009.



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September

Biette-Amabile of Grubb & Ellis handle 85,000 s/f Framingham sale, 6 acres, for Evergreen Packaging to Congress Grp. for \$6.4 million

NAI Hunneman negotiates Gold Associates' \$1.1 million sale of apts. in 6,000 s/f to BVS Real Estate; Christie McGee brokers

Star Market to develop Chestnut Hill store to two-story 41,000 s/f; Suffolk Construction general contractor

Witten and Nolletti of Marcus & Millichap broker \$21.15 million sale of 240 units for East Haven R.E. to 65 Massina Drive, LLC

Sabrowski and Zuckerman of GVA Williams sell 51,000 s/f Riversedge Plaza for Mercator capital to Farmington Assoc.; \$5.425 million

Bufftree Building constructing 58,000 s/f mfg./office facility for Atlantic Lighting; Rescom Architects designs \$3m Fall River site

Pro Con construction mgr. for \$5.1m elementary school in Londonderry, N.H.; 14,422 s/f renovation/expansion; Marinace serves as architect

Broadway Partners sells 200 State St., Boston, 302,143 s/f, to GLL Real Estate Partners for \$167m; Cushman & Wakefield brokers

Fairlane Properties buys 65,000 s/f, 9 office condos, for \$5.52 million from Cambridge Business Ctr., Somerville; Hunneman broker

UMF's Cawley and Braun handle sale by Chestnut Realty Trust to Brian Cherry; 28 units sold for \$4.2 million

Jones Lang LaSalle sells two centers, 147,512 s/f, to RK Assoc., \$10.3 million, and Cedar-Webster LLC, \$17.593 million. Hudson & Webster

Wason Assoc. & Net Lease Capital arrange \$9m sale of three Rite Aid pharmacies in N.H. and W. Va. to Nordic Development

Urstadt Biddle purchases Veteran's Plaza, New Milford, Conn. from First Treetops for \$10.3 million; Aries/UBP, Hoffman co-broker

New England Retail Props. handles 63,850 s/f lease to Big Y Supermarkets in Wilbraham; Halprin sole broker

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SAUNDERS REAL
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Bryan Nicholas
WESTMASS AREA
DEVELOPMENT



Richard Friedman
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- Pylon & Building Signage

319 MORSE STREET

Intersection of Morse & Rte. 1

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- Across from Petco & Outback.
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- Pylon & Building Signage

Full Commission

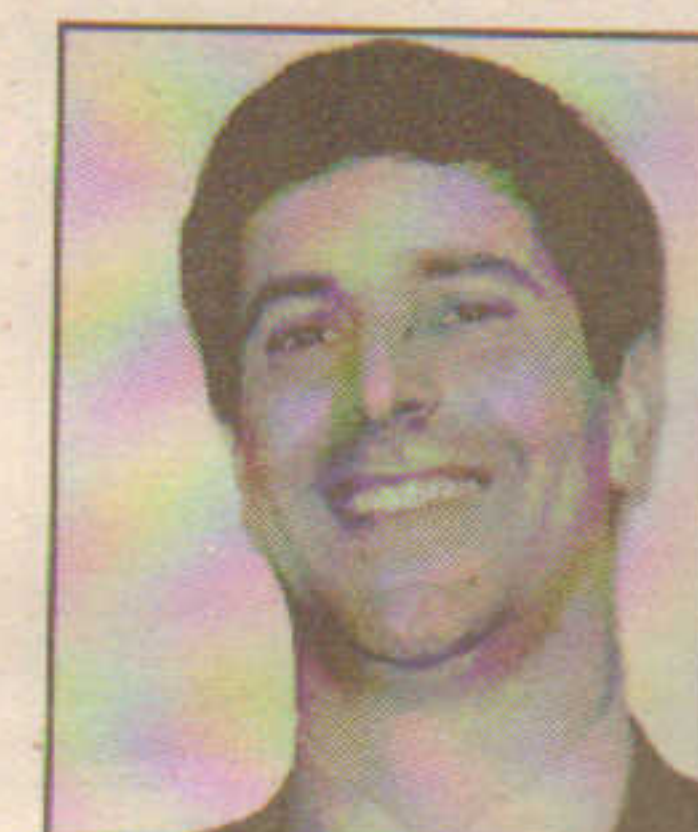
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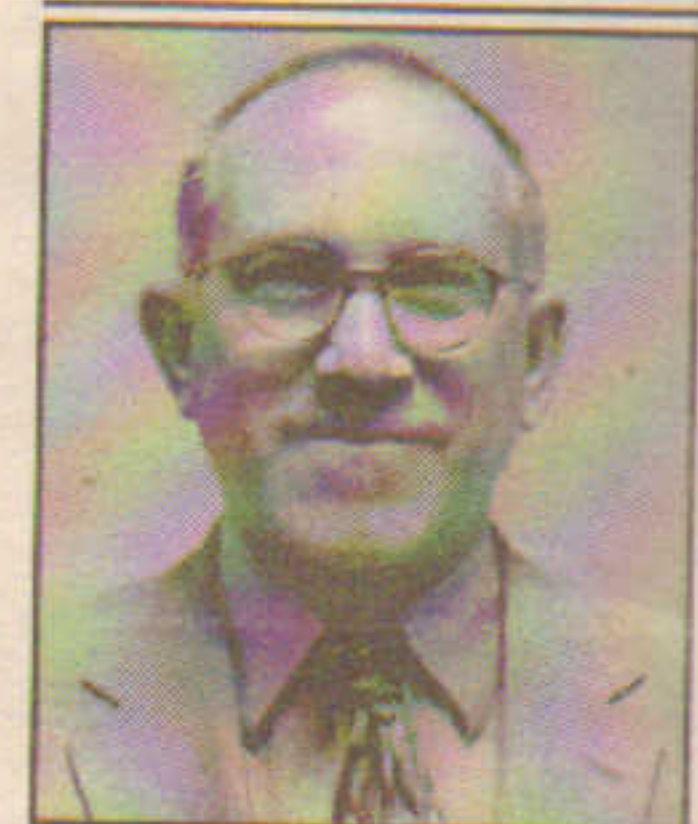
Elliot Ravech - ravech@msn.com

781-762-1990

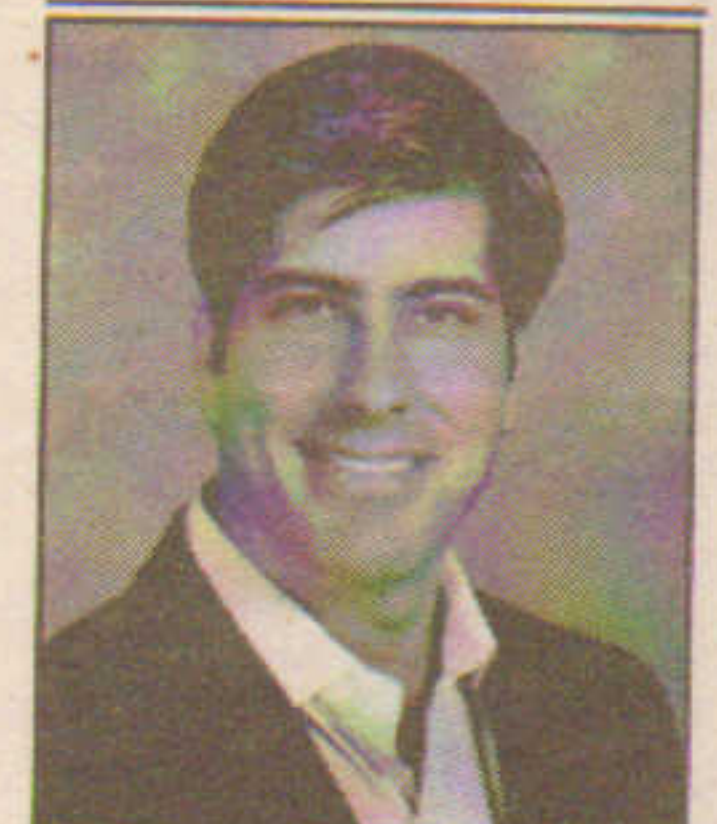
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Utilities:	Electric: Norwood Electric	
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 212 Carnegie Row
 Norwood, MA 02062
ravech@msn.com
dnolfi@hotmail.com

Elliot & Co. llc
Tel: 781-762-1990

October

Jones Lang LaSalle's Thompson, Cordeau and Kollar negotiate Exa's 66,000 s/f lease at Nordblom's Northwest Park, Burlington, Mass.

Grubb & Ellis represents Latti Farm in \$7 million sale of 101,500 s/f to First America in Millbury, Mass.

Stubblebine sells 25,000 s/f office/flex bldgs. in Windham, N.H. to Financial Destinations for \$2.674 million

Stop & Shop signs anchor lease for Twenty Wayland's \$14m Wayland Town Center for 45,000 s/f; KGI and Congress co-developers

CB Richard Ellis brokers \$124 million sale of AvalonBay's 746 apartment community, Hamden, Conn. to Baker Properties

Diana of Levey Miller Maretz sells Montowese Market Sq. in North Haven to Center Plan Development for \$3.4 million

KeyPoint Partners awarded 17 building, 1.4 million s/f portfolio management of office industrial, flex and retail space

Driscoll, Brady and Weiss of Cushman & Wakefield lease 115,000 s/f to KPMG at Two Financial Center in Boston

Hegenbart of NorthMarq Capital arranges \$20 million for FFMS Lincoln North 128,163 s/f class A offices in Lincoln, Mass.

Ashworth of Ashworth Mortgage Corp. places \$13.64 million for CC Industries Realty Trust/New Medford Court House

EagleBridge Capital's Sidel and Sheehan place \$3.15 million loan for six building 30 unit Weston Court Apartments

King of King & Newton negotiates \$1.85 million sale of 100 apts. for DB's purchase from Holyoke Financial in Holyoke, Mass.

Vision 3 Architects design of Hope Commons 45,000 s/f dining facility at University of Rhode Island awarded LEED Silver certification

Campanelli Cos. and Commonfund Realty JV lease 113,000 s/f to Tech Target in Norwood; Colliers M&G and Grubb & Ellis assist

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Al Epstein
HOLLIDAY
FENOGLIO FOWLER



Jay Calnan
J. CALNAN & ASSOC.



Charles Peck
BROOKLINE BANK



David Kirk
KIRK & CO.



Tom Worth
CALCAGNI
COMMERCIAL



John Boyar
WATCH-ALL, INC.



Maria Hopkins
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David Begelfer
NAIOP-MASS.



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October

Herron and LaBine of Holliday Fenoglio Fowler arrange \$5.85 million financing for 55,397 s/f 600 Technology Center in Stoughton, Mass.

BPG Properties completes first multifamily acquisition in Conn. totaling 650 units; Marcus & Millichap broker sale

ARC designs 180,000 s/f science center for Genzyme in Framingham; receives LEED Gold certification from USGBC

ADD Inc completes historic rehab and green design of its \$14.4 million 67,500 s/f new Boston headquarters

Commonwealth Ventures leases 100,000 s/f to Cengage Learning at Channel Ctr.; CB Richard Ellis brokers

Cushman & Wakefield's Griffin, Maher, Lowber and Thomas handle \$26 million sale of 70 Franklin St., 87,212 s/f offices

Hynes and Vornado's \$650 million development of former Filene's block secures financing for mixed-use site: Suffolk contractor

Charter Realty Development completes sale of 8 shopping centers in 4 states totaling over one million s/f for \$185 million

Linear acquires two retail condos in Boston, 11,699 s/f, for \$4.05 million; CBRE/NE, CM&G, Chandler, Dartmouth broker

GVA Williams named to lease HB Nitkin's 150,000 s/f retail development in Hartford; Gubner, Musilli, Libby agents

Lefebvre of Shanley Realtors brokers \$2.215 million 12,000 s/f sale for Kihei Group to ING Properties

Wassersug, DePippo, Ginand, White, Mitchell and Baldwin of Jones Lang LaSalle do 150,000 s/f GSI rehab in Bedford, Mass.

Biette and Spencer of Grubb & Ellis complete \$4.8 million 52,290 s/f sale for Rainin Group to Mack Investments in Woburn

Fantini & Gorga handle \$20.663 million financing for 148,202 s/f of retail sites in Maine, Massachusetts and Rhode Island

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Doug MacMillan
MACMILLAN & SONS



Aubrey Cannuscio
LINEAR RETAIL



Phil Madonia
COLANTONIO, INC.



Alison Smith
CITIZENS BANK



John Kline
HUNNEMAN



Neil Denenberg
DENENBERG
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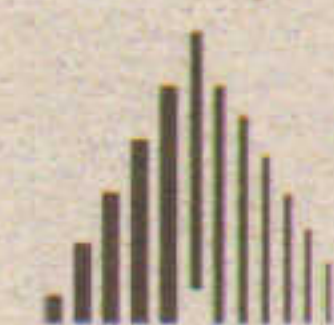
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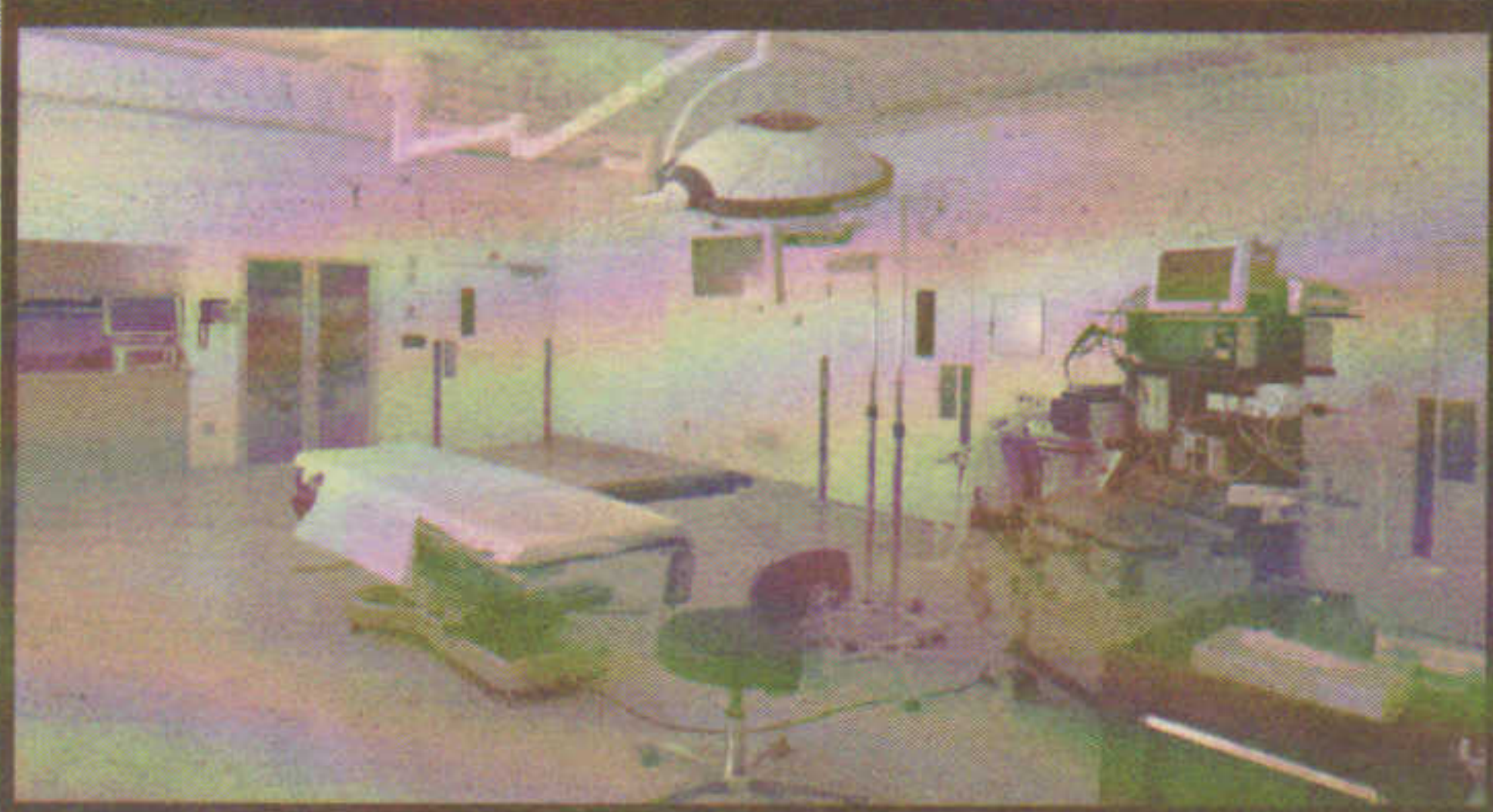
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November

Diversified Project Management completes relocation assignment for \$55 million Housatonic Community College expansion in Bridgeport

Chozick Realty arranges \$1.26m sale of 15 unit Mansion Apts. in Manchester, Conn.; **Century 21 Alaimo** reps seller, **Stephen Grimaldi**

Lefebvre of **Shanley Realtors** sells 12,000 s/f Portsmouth, N.H. building for Kihei Group to **BNG Props.** for \$2.215 million

Martini Northern breaks ground for **Fairchild Semiconductor's** 90,000 s/f energy efficient offices in Scarborough, Me.

Ground broken on \$112 million Taunton, Mass. middle school; **Gilbane Building Co.** program manager; **Agostini & Bacon** is contractor

Federal Housing Admn. Approves \$75 million 220 unit **The Gables** condo in Abington; **Gables Development Corp.** developer

Arbor Commercial Funding closes on \$2 million refinance loan for **Heritage House Apts.**, New London, under **Fannie Mae DUS**

Hannah R.E. Investors & Stillwater Inv. Mgmt. celebrate opening of \$66 million mixed use residential/retail site in Stamford

Davis Marcus Ptrs. signs **Sun Products Co.** to 56,603 s/f at Wilton (Conn.) Corporate Park; **Albert Ashforth** reps owners

Fish of Ashworth Mortgage places \$1.84m financing for 43,520 s/f warehouse/mfg. building at 5 **Kenwood Circle**, Franklin, Mass.

Marcone Capital arranges \$10.75 million financing of **University Business Center** in Newton, Mass. for **KSKIM UBC Equity Ptrs.**

Washington Trust Co. provides \$12 million for **Billchelm Realty's** 143,000 s/f office/R&D bldgs. in **Boxborough**, Mass.

Conrad Group sells 35,500 s/f in Norwell, Mass. for **Longwater Realty Trust** to **Fifty One LLC** for \$4.8 million

Denenberg Realty Advisors sells 13,500 s/f mixed use building in **Providence** to **Surabian Realty** for 300 **Atwells Avenue**, LLC

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Bill Kelleher
KELLEHER & SADOWSKY



Greg Klemmer
KLEMMER ASSOC.



Paul Saperstein
SAPERSTEIN



Brenda Marchwicki
BISMARC PROPERTIES



Jay Dacey
INTEGRATED BLDRS.



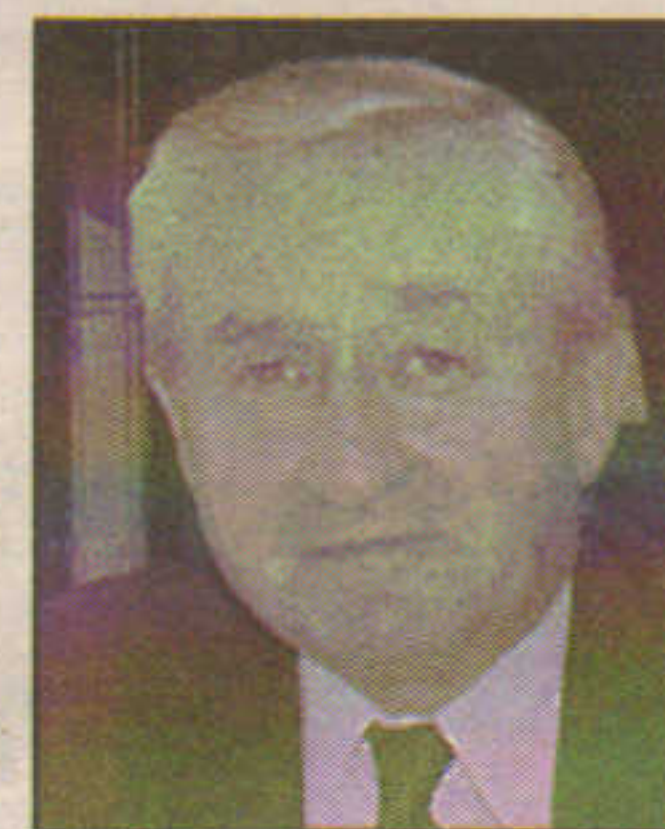
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Paul Natalizio
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Bryce Blair
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2 COMMERCIAL CONDOS HAMPTON FALLS, NH



HAMPTON FALLS BUSINESS COMMONS 2216 SF end unit with 1 garage. FOR SALE \$249,000; FOR LEASE \$1,500/mo. plus utilities. ALSO, 1,375 SF with Route 1 visibility. FOR SALE \$169,900 FOR LEASE \$1,400/month plus expenses. Austin Spinella at 978-499-9700

5-150 ACRES INDUSTRIAL LAND

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Newburyport Industrial Condo



2,000 SF Industrial Condominium - with office and 14' overhead door in Industrial Park. FOR LEASE \$2,000/Month PLUS EXPENSES. Austin Spinella 978-499-9700.

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Full liquor license, equipment, real estate, new septic system, new coolers, new roof, new siding and more. Not your Grandfather's package store. For Sale \$549,000. Austin Spinella 978-499-9700.

AUTO DEALERSHIP SHOWROOM & OFFICE ROUTE 1 CAN BE SUBDIVIDED



Auto dealership closing - great commercial opportunity, 17,000 GSF on 3.76 acres with 580' frontage. High traffic, high visibility. Can be subdivided. FOR SALE \$2,350,000. FOR LEASE \$15/SF NNN. Austin Spinella 978-499-9700.

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SALISBURY DEVELOPMENT OPPORTUNITIES 3 LOTS ON ROUTE 1A



3 parcels on the road to BEACH available FOR SALE for commercial/residential development near Salisbury Square at Route 1/1A/110. High visibility and traffic count. Lot 1: 0.70 acres vacant land @ \$420,000; Lot 2: 0.25 acres with house/pool @ \$499,000; Lot 3: 3.6 acres with house @ \$695,000. Austin Spinella 978-499-9700.

NEW CONSTRUCTION INDUSTRIAL CONDOS



STEEL FRAME INDUSTRIAL CONDOS, 2 units @ 3,450 SF each remaining. Price depends on degree of finish, starting at \$75/SF For sale and \$9/SF for lease. Austin Spinella 978-499-9700.

INDUSTRIAL PARK PROFESSIONAL OFFICE



BEST DEAL IN NEWBURYPORT - 3 private offices, reception area, some warehouse space also available. FOR LEASE \$1,000/mo. gross. Austin Spinella 978-499-9700.

November

Holmes, Johnston and Wyant of R.W. Holmes Realty assist in leases totaling 140,089 s/f for BJ's Wholesale Club in Natick

Sawyer Enterprises, Jones Lang LaSalle and Bovis Lend Lease top off \$230 million W Hotel & Residences in downtown Boston

J.K. Scanlan Co. completes 109 unit Bentley Commons independent living facility in Keene, N.H.; Stamfl Hartke architect

Payette and Bowdoin complete Ken Olsen Science Center at Gordon College, 83,154 s/f, in Wenham, Mass.

Columbia Construction completes 115,000 s/f manufacturing facility for Siemens Healthcare in East Walpole, Mass.

Pro Con named architect/CM for Renaissance Hotel at S&S Hotel's development at Patriot Place, Foxborough, Mass.

Matthews Commercial handles \$3.625 million sale of former cinema in Meriden, Conn.; to convert to medical space for Casle Corp.

Wluka R.E. brokers \$1.415 million 17.3 acre sale in Middleboro, Mass. for Lew Heafitz for \$10 million warehouse/dist. facility

Stubblebine Co. and CB Richard Ellis cobroker 60,000 s/f lease for Littleton Expansion to Curtis-Straus in Littleton, Mass.

Jones Lang LaSalle named by Procter & Gamble to provide real estate services for 150 million s/f in Boston and worldwide

Linear Retail purchases four retail condos on Newbury St. for \$3.95 million; Dartmouth Co. leasing agent for 6,300 s/f

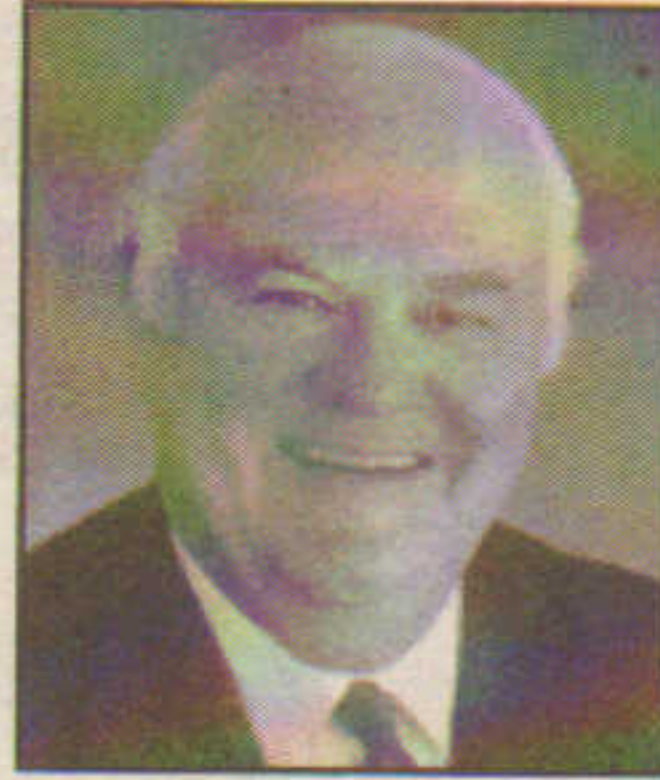
Caruso and Rans of iCap Boston place \$12.25m for Capetown Plaza, Hyannis; anchored by K-Mart and Filene's Basement

New Boston Fund develops The Gateway at Quonset Point mixed use project totaling 765,000 s/f; Dartmouth and CBRE agents

Fantini & Gorga closes \$10.9 million loan for Indian Brook Commons on Dover/Somersworth, N.H. line

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Marcel Poyant
RENE L. POYANT



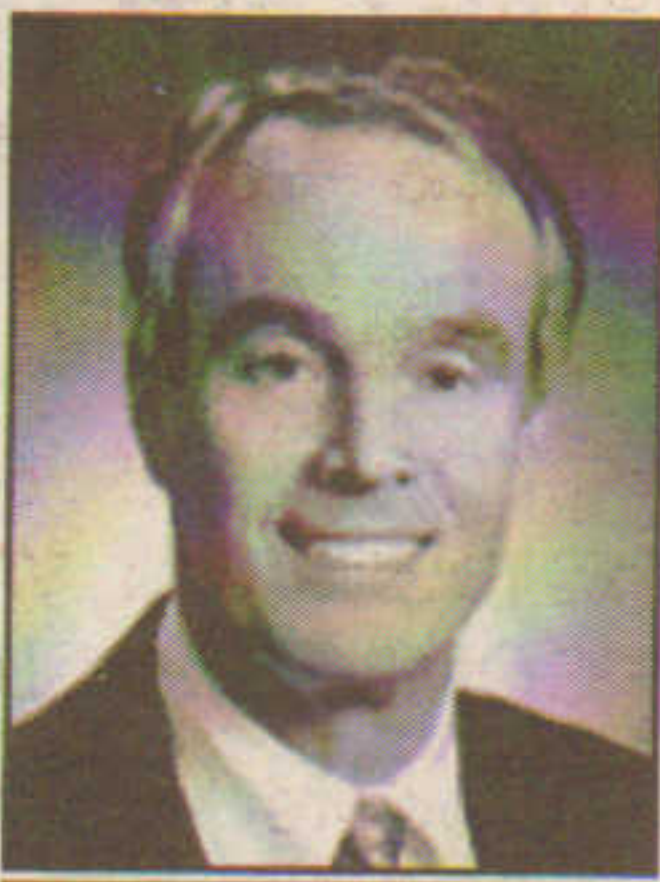
Mark Levy
RIVERSIDE PROPS.



Garry Holmes
R.W. HOLMES REALTY



Louise Norwood
NORWOOD GROUP



Dennis Callahan
COLLIERS
MEREDITH & GREW



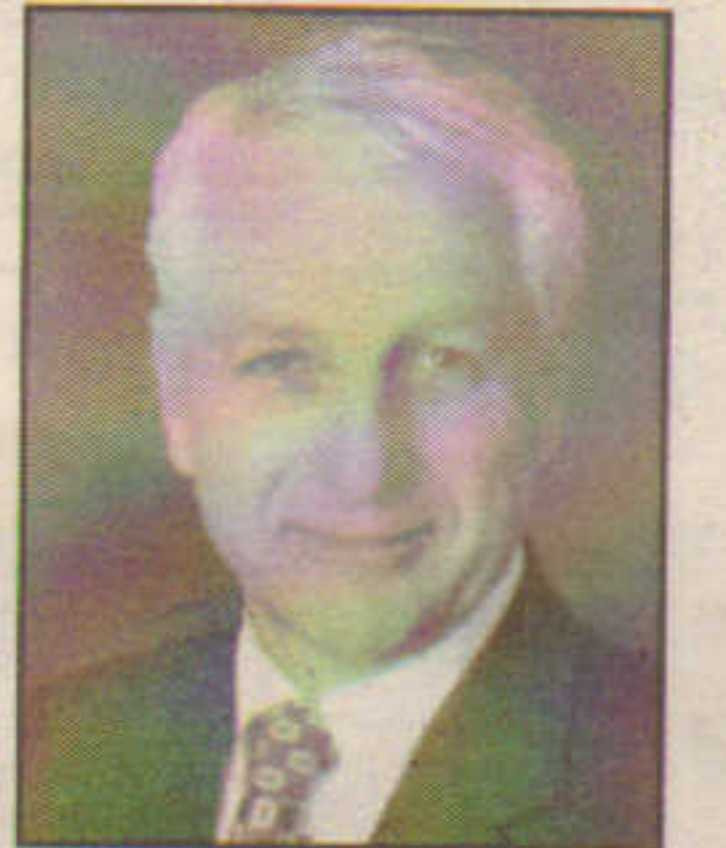
Dennis Kulesza
METRO RESTORATION
& WATERPROOFING



Bill Norton
NORTON ASSET
MANAGEMENT



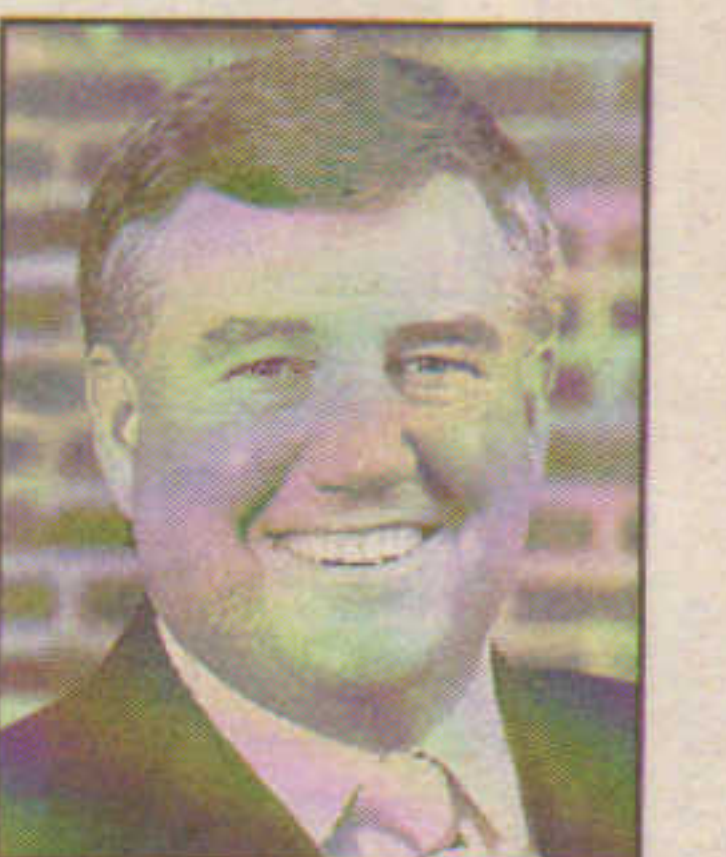
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Michael Heller
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December

Suffolk Construction awarded \$29 million renovation project at Suffolk University; CBT/Childs Bertman Tseckares redesigner

Harrington, Tamposi and Dieker of CBRE sell 16,040 s/f Merrimack, N.H. office/warehouse for \$1.29 million

Riccio and Kubas of CBRE Capital Markets arrange \$7 million loan for DeMattia Companies' 221,213 s/f Windsor, Conn. industrial bldg.

BOMA Boston presents Earth TOBY award to One Boston Place & Leadership award to James Karman of Jones Lang LaSalle

Perkins Eastman designs Housatonic Community College's 174,500 s/f Beacon Hall expansion in Bridgeport, Conn.

Northstar Properties nears completion of revitalization for 177,000 s/f Stateline Plaza in Plaistow, N.H.; Harriman redesigner

Fleisher of Shanley Realtors sells Kline's Furniture Building in Portsmouth, N.H., 36,000 s/f, for \$3 million

Taranto of Intercontinental R.E. brokers 330,753 s/f \$46.5 million sale in Peabody; Cushman & Wakefield reps buyer

Spiegel of New England Moves Mortgage arranges \$10 million financing for 82,300 s/f Granite Shopping Center in Westerly, R.I.

New Dover Assoc. brokers \$1.775 million sale of 33,504 s/f warehouse in Sudbury, Mass. to Gold Brick Development

Burt Hill designs 22 story Tower at Carnegie Abbey for O'Neill Props. Group in Portsmouth, R.I.; Bovis Lend Lease, Alexandra GCs

The Grossman Cos. completes 15,000 s/f Marketplace on Morrissey Blvd.; Posternak Blankstein & Lund, Foley Hoag attorneys

Fantini and O'Donnell of Fantini & Gorga arrange \$29.7 million mortgage for 240 unit apartments in Pembroke, Mass.

Fish of Ashworth Mortgage Corp. places \$6.3 million loan for 174,279 s/f Green Mountain Mall in St. Johnsbury, VT.

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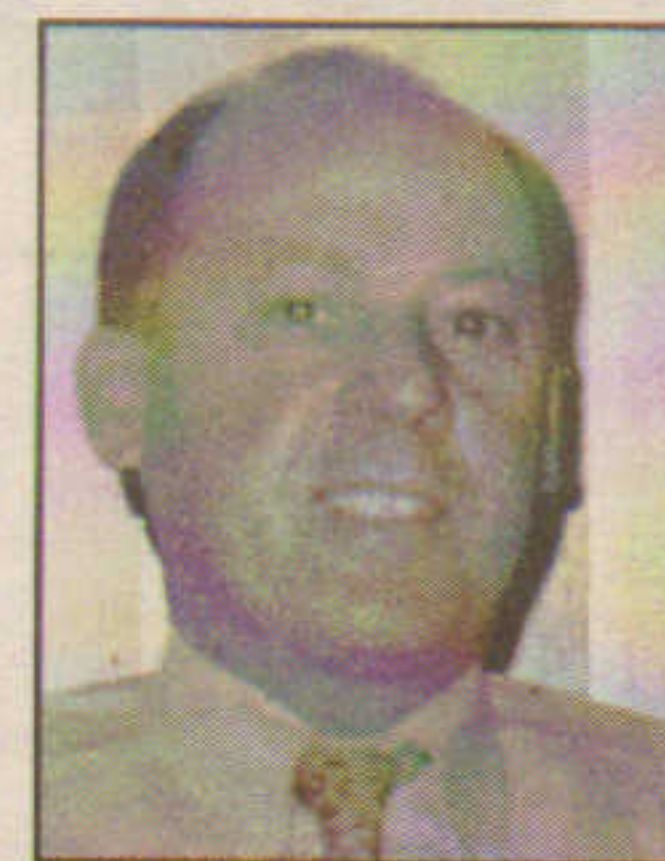
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THE FALLON CO.



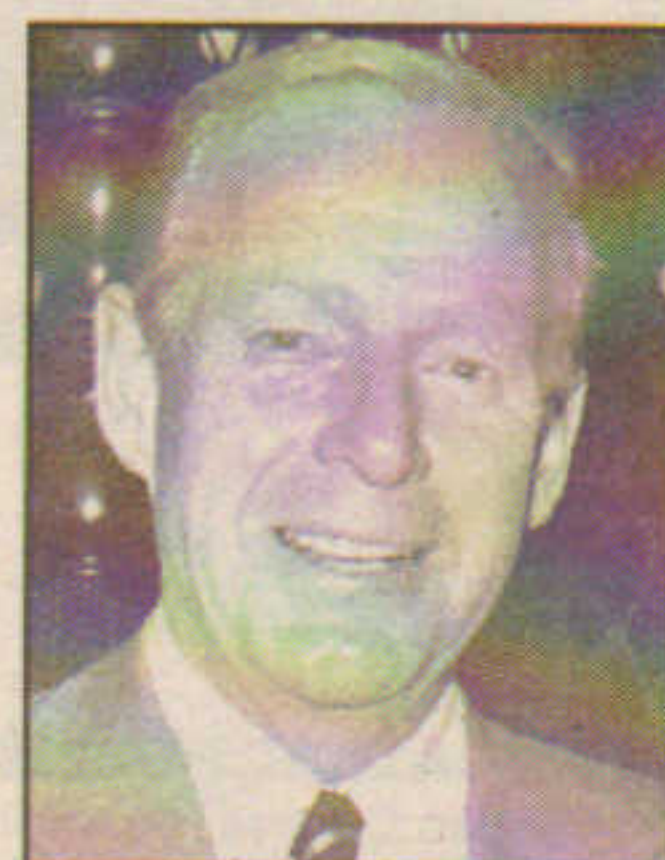
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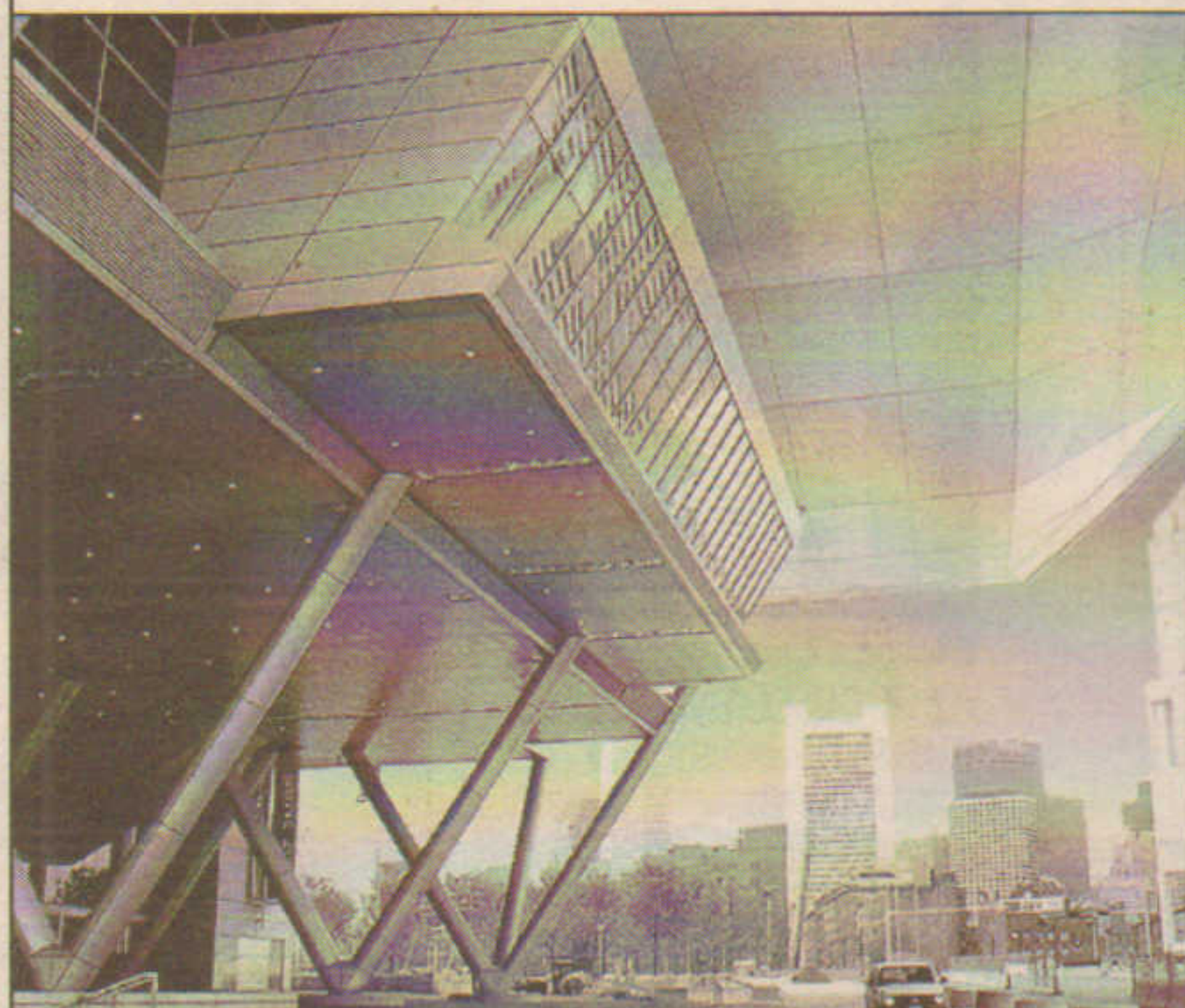
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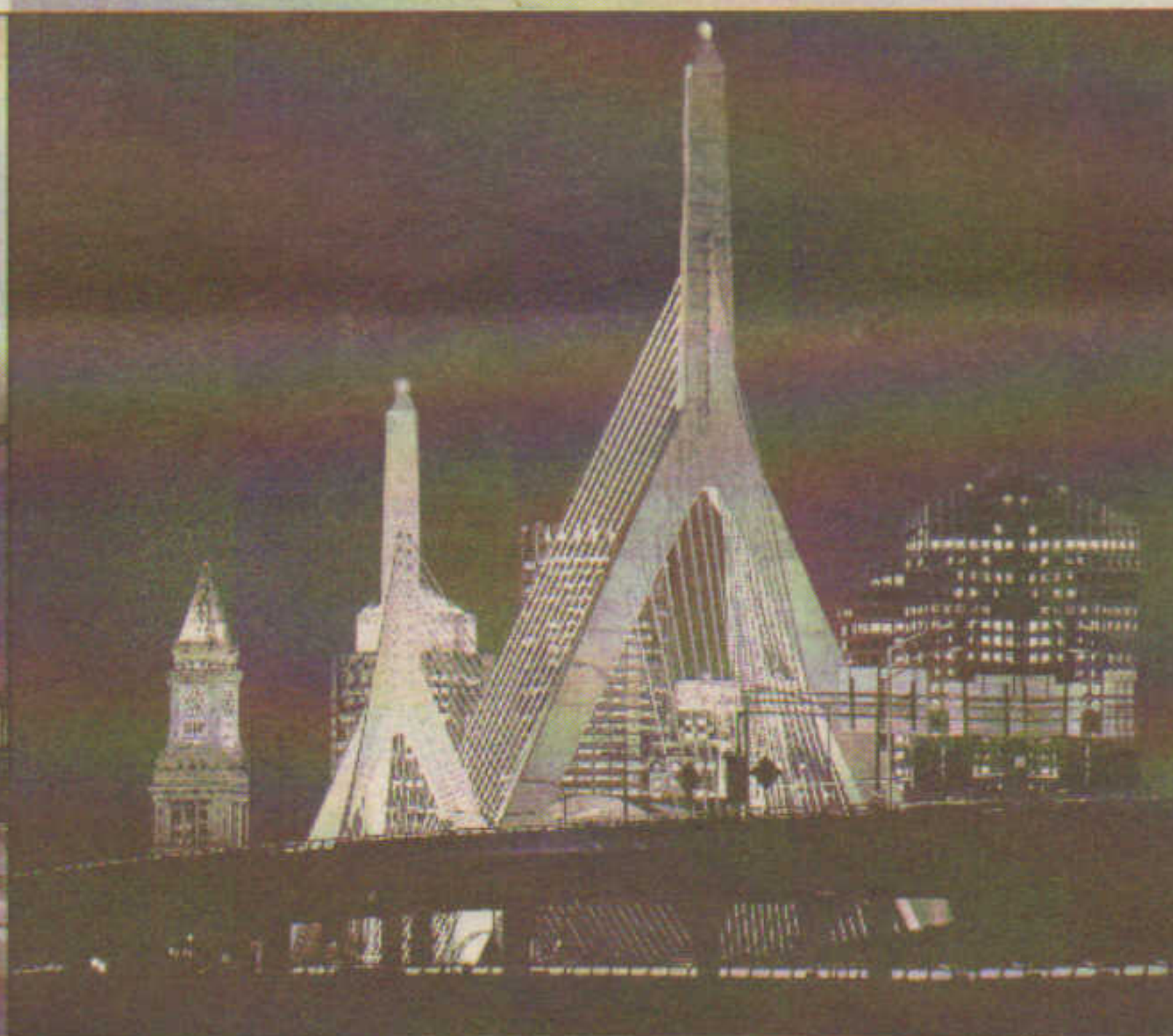
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December

Cushman & Wakefield's Griffin, Maher and Loeber broker \$31.75 million sale of 166,458 s/f offices for Central Plaza/Wells Avenue LLC

Marcone Capital arranges \$9.55 million financing for 395 Lynnway's 47,662 s/f three building Harbor Place retail center.

Ranieri of NorthMarq Capital places \$26 million mortgages for 444 apartments to Midcom Ptrs. in Westchester, N.Y. and Conn. area

JRT Realty, Cushman & Wakefield negotiate 106,000 s/f lease in Wilton, Conn. for TIAA-CREF to Deloitte, LLP

Suffolk Construction and Becker+Becker break ground for \$180 million residential, retail and garage, 700,000 s/f, in New Haven

Lee Kennedy Co. completes Mass. Affordable Housing Alliance's \$3m 9,500 s/f Sheridan Homeownership Bldg. in Dorchester, Mass.

Main Street Architects designs Staples' first LEED certified building, 21,600 s/f, in Roslindale, Mass.; Cranshaw is general contractor

Gilke & McCarthy of NAI Hunneman sole brokers in \$3.9 million sale of 58,800 s/f office/ind. site for Amerifit Pharma in Woburn, Mass.

Carucci of ERA Boston brokers \$3.7 million sale of 17,900 s/f brick apartment building for 457 Centre Street Realty Trust

Chozick Realty's Boyle and Perkoski completes \$3.85 million sale of 44 apts. in Ashford, Conn. for Birch Hill Investments

Stonemar Props. and Hampshire R.E. purchase 181,000 s/f Milford (Conn.) Plaza anchored by Shop-Rite for \$30 million

Looney of Sperry Van Ness handles \$1.845 million sale of 14,078 s/f Twin Bridge Plaza, Merrimack, N.H. for Chesapeake Development

The Grossman Companies completes 15,000 s/f Marketplace on Morrissey; Khalsa Design & Pinnacle Partners were architects

Spiegel of New England Moves Mortgage arranges \$10m financing for Granite Shopping Center and The Atrium in Westerley, R.I.

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*Happy Holidays from The New
England Land Title Association!*

*May the New Year bring peace and
prosperity to the title industry!*

WARWICK, R.I.

The City on the Move

Warwick, Rhode Island is ready to promote and provide meaningful economic development opportunities for business and industry in the heart of the RI community. Located on Narragansett Bay, we are strategically located within a few minutes to beautiful parks and beaches, 15 minutes south of Providence and 40 minutes from Newport. Our city offers the perfect mix of skilled labor, business and corporate incentives and a proactive government for your business success.

movetoWarwickri.com

- T.F. Green Airport (PVD) is a world-class transportation hub serving millions of passengers every year.
- A new train station will provide ease of rail access through New England in 2010.
- Relocation specialists are available to assist businesses by providing informational support and planning services.



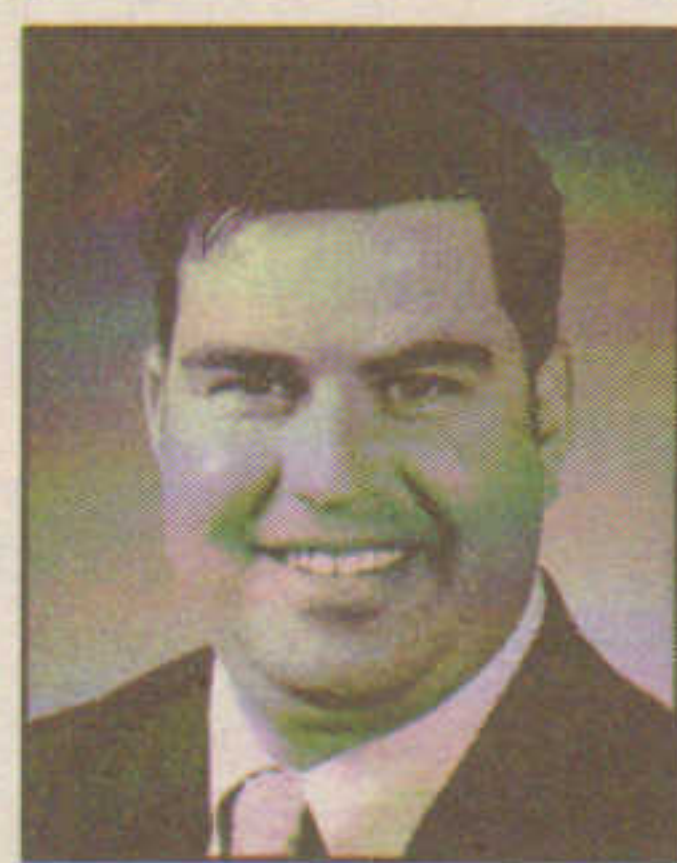
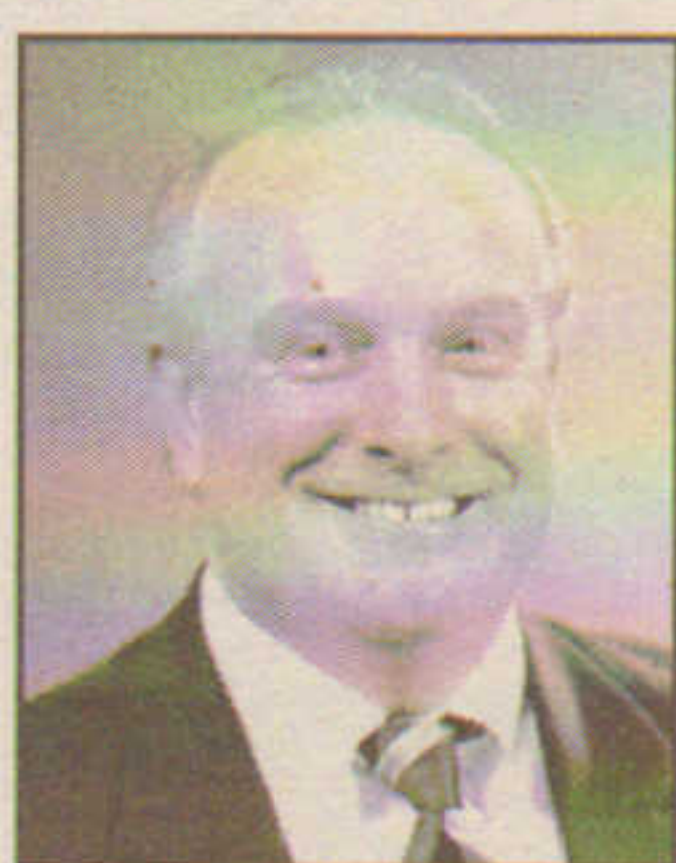
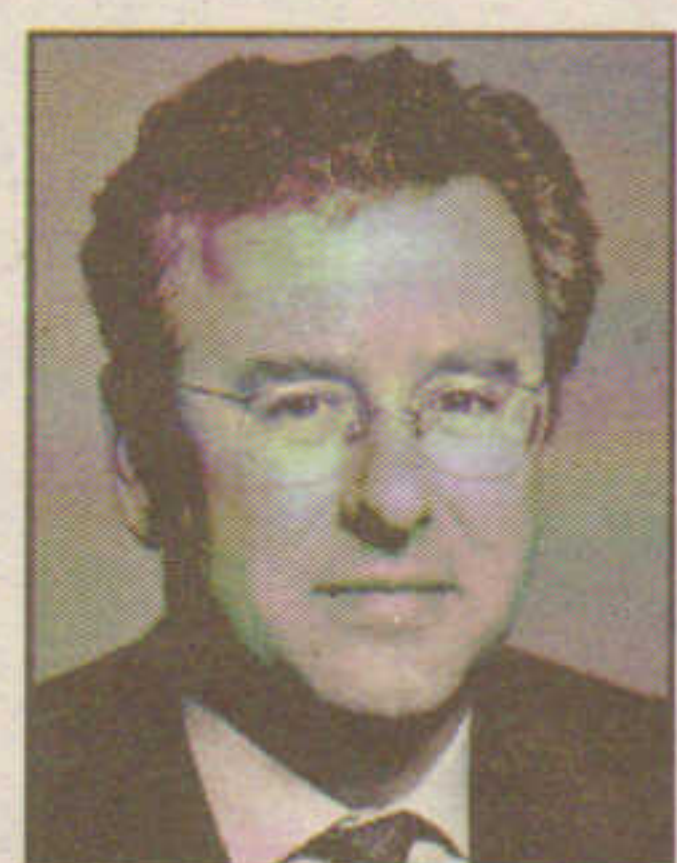
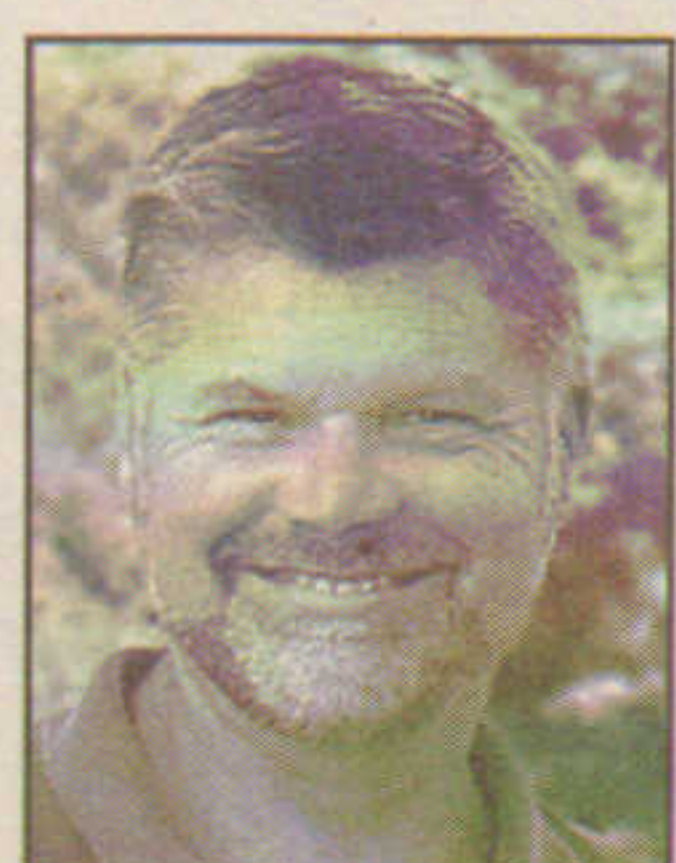
Warwick Rhode Island

Scott Avedisian, Mayor

Department of Tourism, Culture and Development
3275 Post Road, Warwick, RI 02886
Karen Jedson, Director 401.738.2000 x6402

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from

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FOR LEASE**

27,000 – 150,000 SF Available



Building A

Size: 12,000 SF
6,000 SF Office Space Available

Building B

Size: ~~27,000~~ Leased; 54,000 &
66,000 SF Spaces Available

Building C

Size: 175,000 SF
May be subdivided

Complex Size: 460,000 SF on 31.09 Acres

Highway Access: <1 mile to U.S. Route 3; 3 miles from 95/128;
10 miles from Boston

Public Transit: 3/4 mile from Braintree MBTA line

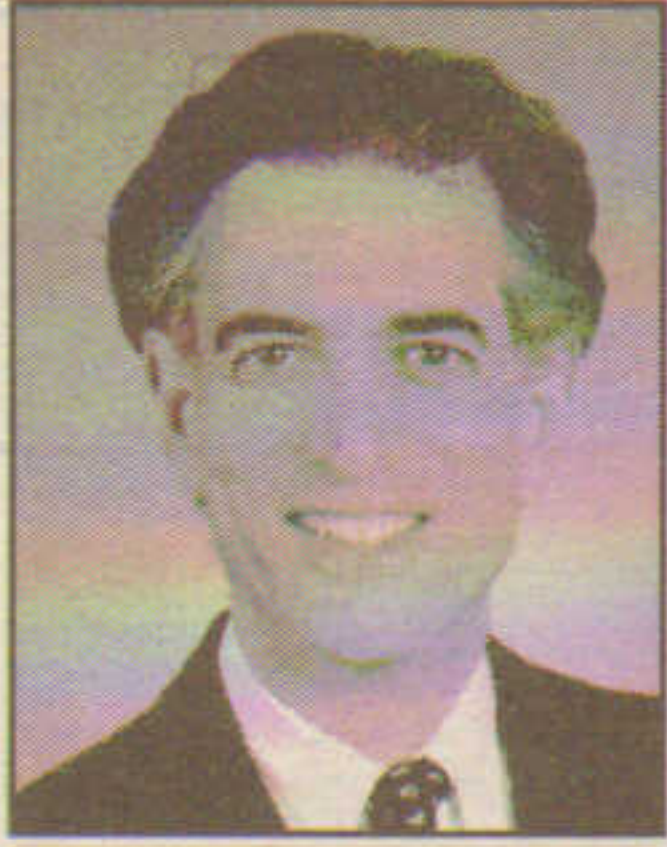
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Rob Nahigian
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Larry Richards
RE/MAX PROPERTIES



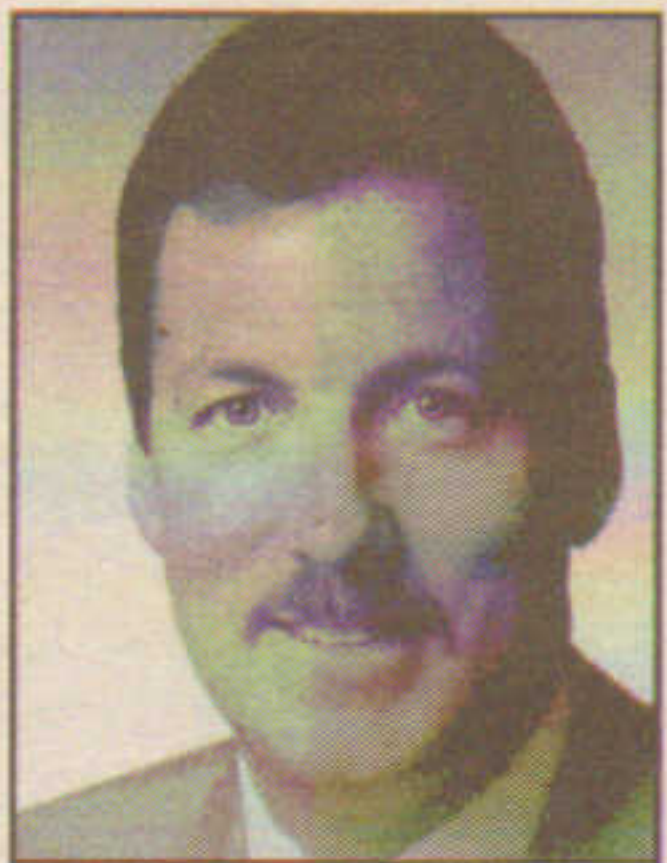
William Farley
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Peter Roy
NEW ENGLAND
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Richard Shafer
CITY OF
TAUNTON (MASS.)



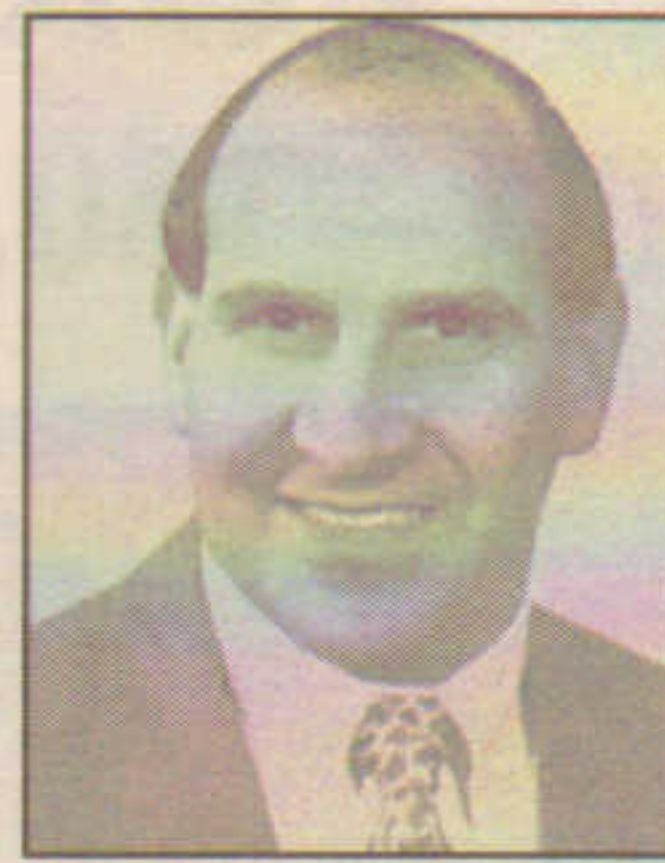
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Tom Andolfo
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Donald King
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says...
*Have A Happy,
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and Prosperous
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PROPERTY FOR SALE

2001 WASHINGTON STREET, BRAINTREE, MA

Former Kindred Health Care Facility



Building Specifications:

Building Size:	103,000± s.f.
Land Area:	12.83 Acres with an additional 7 acre adjacent site to be sold separately
Year Built:	1918 (Phase I)
Zoning:	Residential B District
Utilities:	town water, sewer, storm sewers, natural gas, telephone
Roof:	Rubber Membrane (Flat portions) Asphalt and Slate shingles (Sloped portions)
Electric:	Two (2) 1600 Amp 120/208V services
Generators:	Two (2) diesel emergency generators
Lighting:	combination Fluorescent and incandescent
Sprinkler System:	Dry System
Smoke Detectors:	Entire Building
Loading:	One (1) Tailboard Dock
Elevators:	Two (2) passenger One (1) Freight
Cafeteria:	Full Service Cafeteria
2008 Taxes:	\$170,672.69



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One Cranberry Hill
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FAX (781) 862-6212

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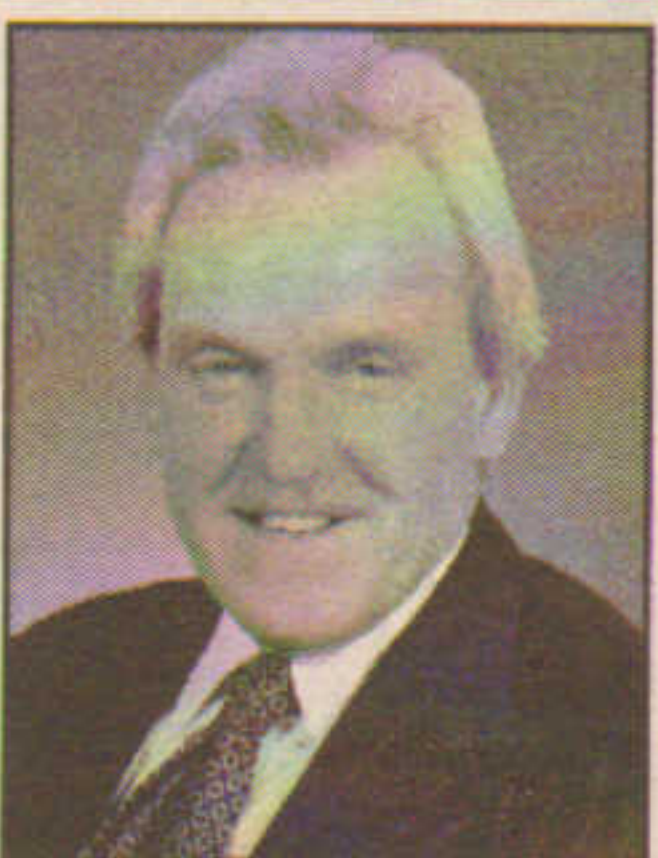
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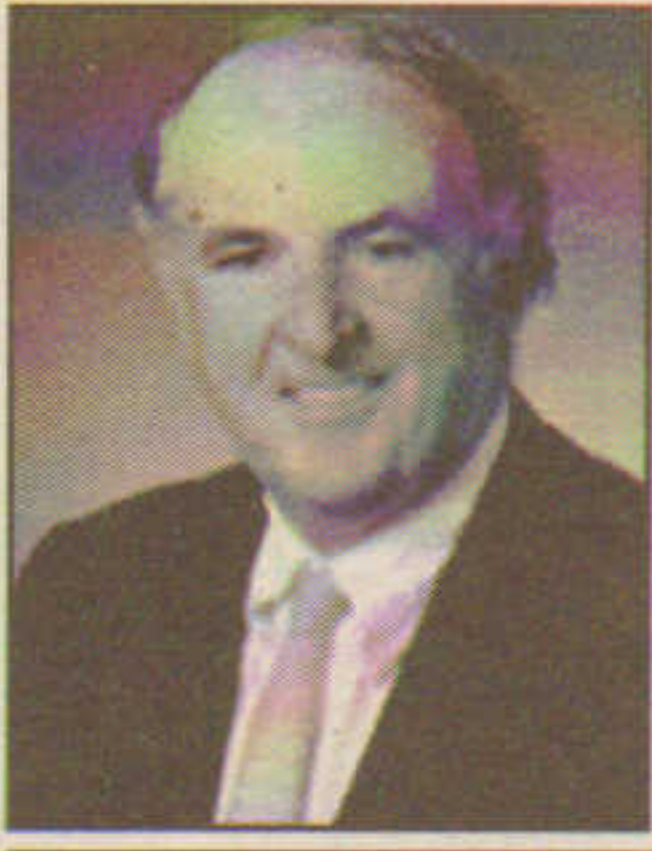
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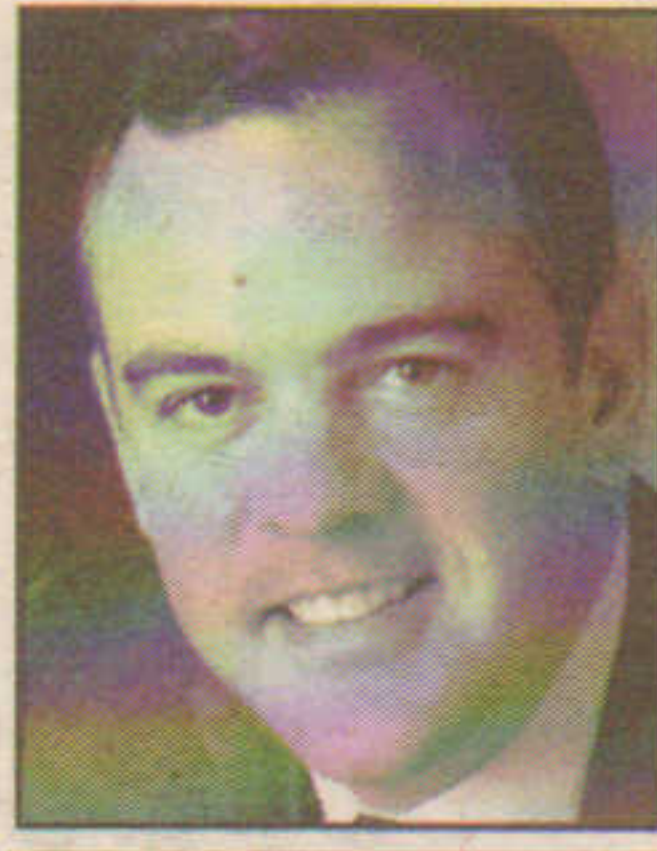
**OVER
50,000 S/F
LEASED**

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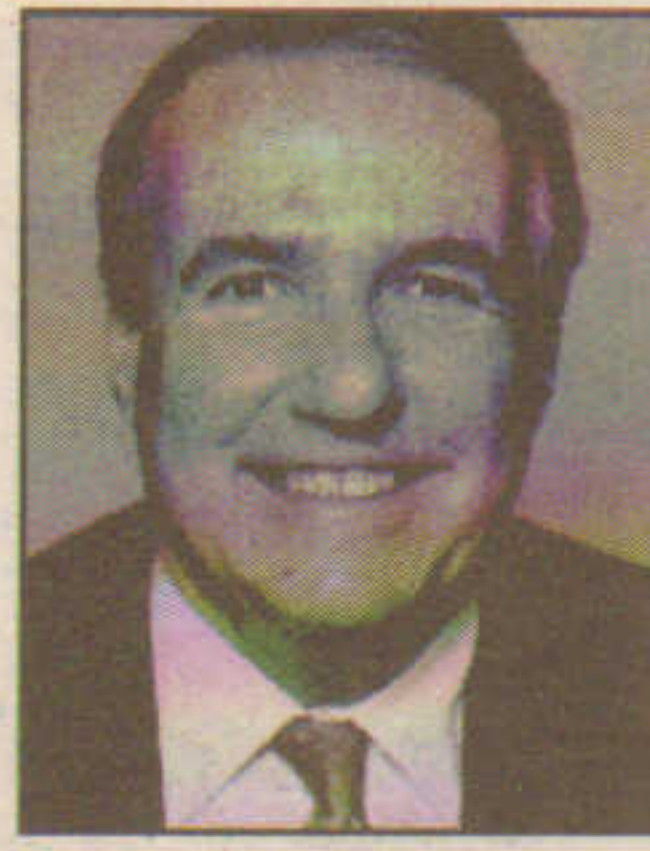
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Kevin Phelan
COLLIERS
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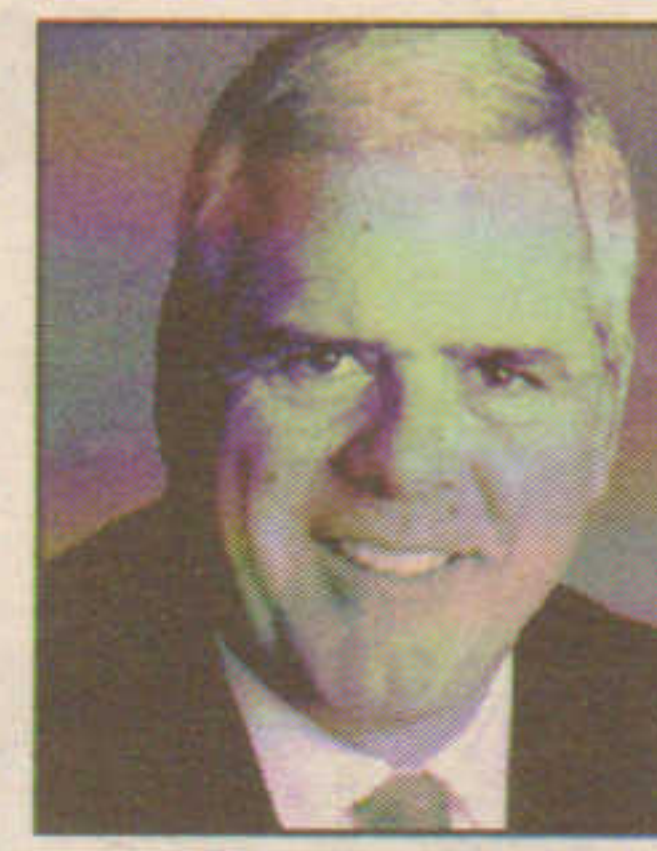
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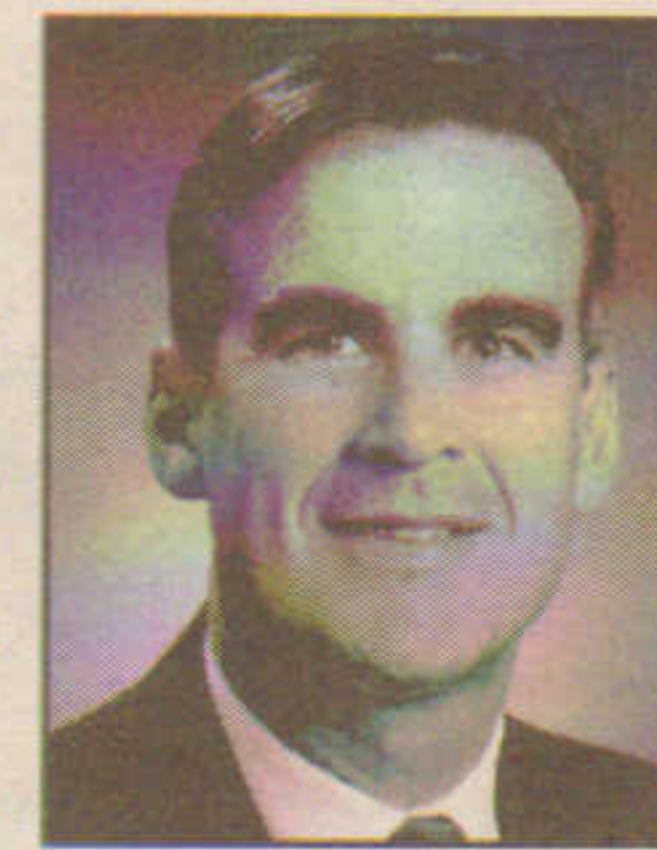
Chris Kenney
ABC-MASS.



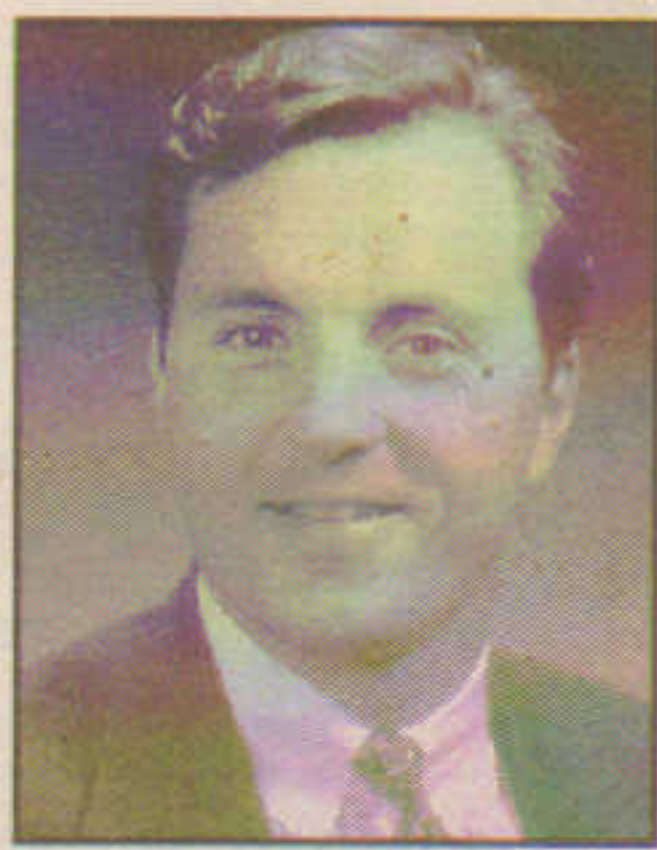
Steven King
QUONSET (RI)
DEVELOPMENT CORP.



John Kelly
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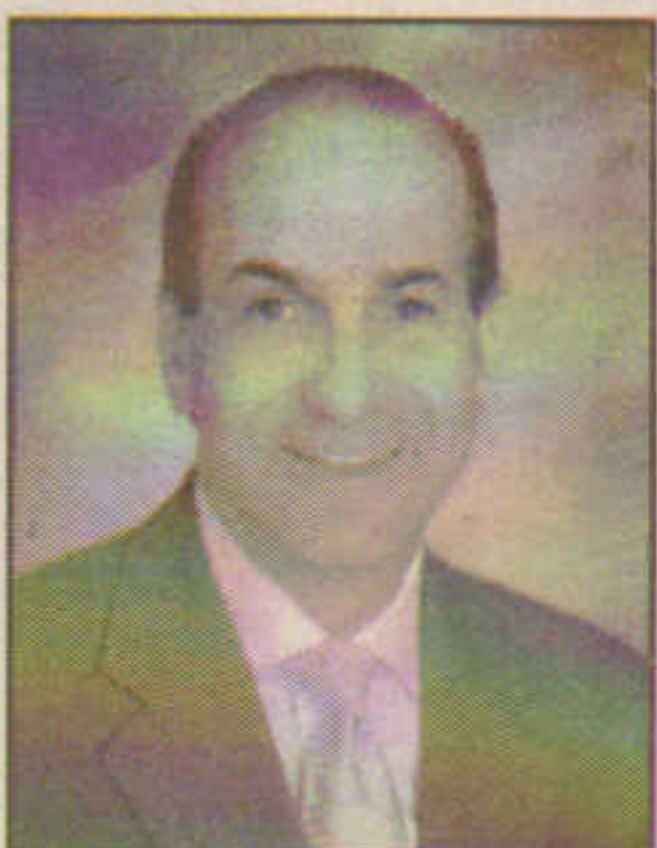
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John Parsons
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Michael Costello
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Richard Pilla
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Kenneth Barron
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Wishing You
Happy
Holidays
and a
Successful 2009!

Carl Barron
CARU Associates
Cambridge, MA
617-234-0301

Condyne & Condyne Investment Fund II would like to thank everyone who contributed to a successful 2008.



Cushman & Wakefield, CB Richard Ellis, Hayes and Sherry Real Estate Services, Jones Lang LaSalle, Meredith & Grew, Newmark Knight Frank, & Richards Barry Joyce & Partners

We look forward to continuing our relationships and growth in 2009!



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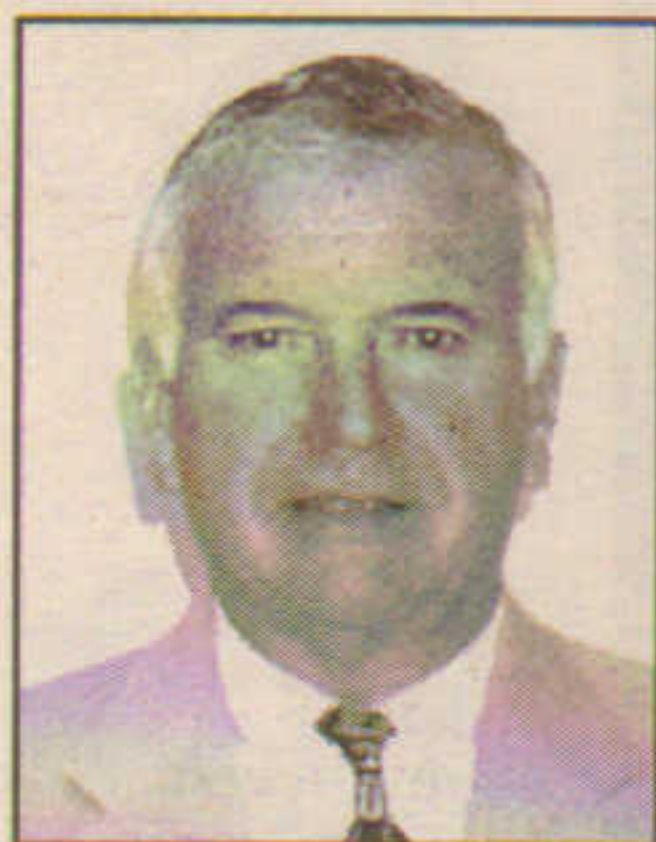
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Anthony Tambone
ATLANTIC TAMBONE



Mark DiNapoli
SUFFOLK CONST.



Norman Beretta
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*Wishing Everyone
Happy Holidays
and a
Successful 2009.*

Ted Saraceno

Cary Tarpinian

Travis Powell



Stony Brook Office Park
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Building 3 Suite 620
Waltham, MA 02453
(781) 250-8010

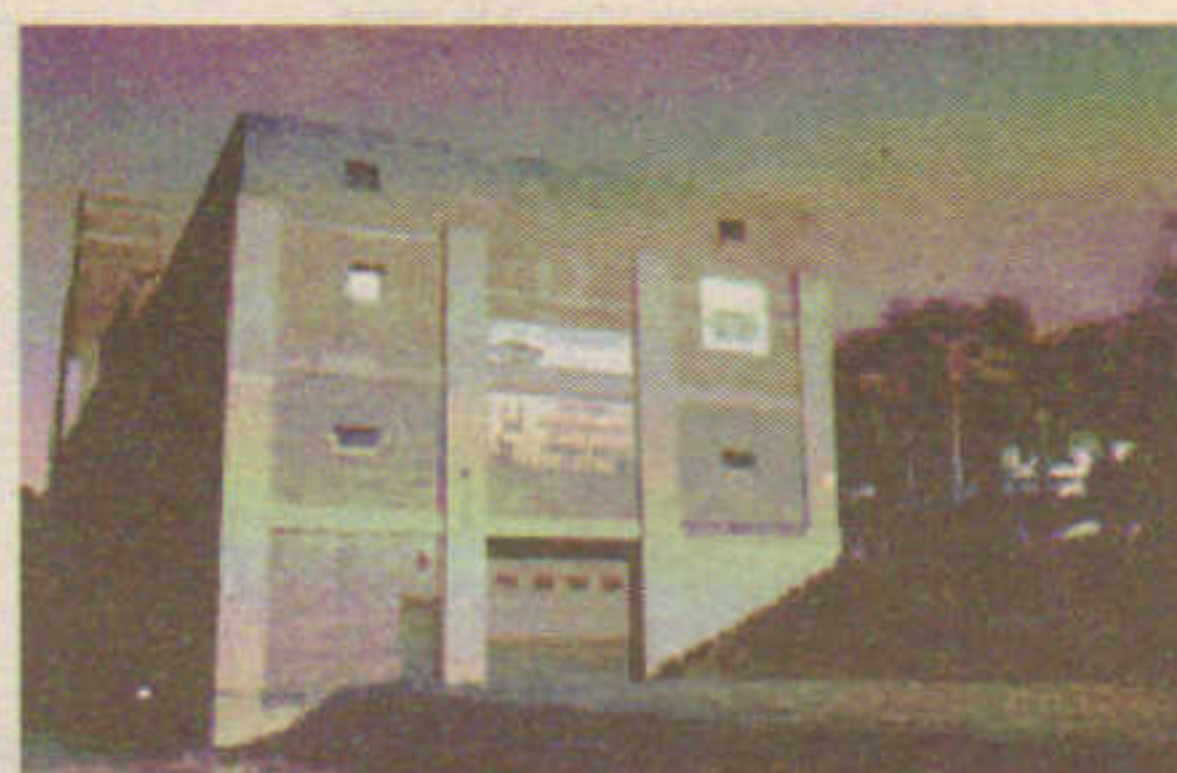
NEW YEAR- NEW OPPORTUNITIES!!

AVAILABLE INDUSTRIAL SPACE IN WESTERN MASSACHUSETTS



FOR SALE

121,373/SF & 8+ Acres
Springfield, MA: Modern Industrial Complex in Springfield Industrial Park; 8 docks; 8,424/SF of office; move-in condition; close to Interstate 91 & Mass Pike.



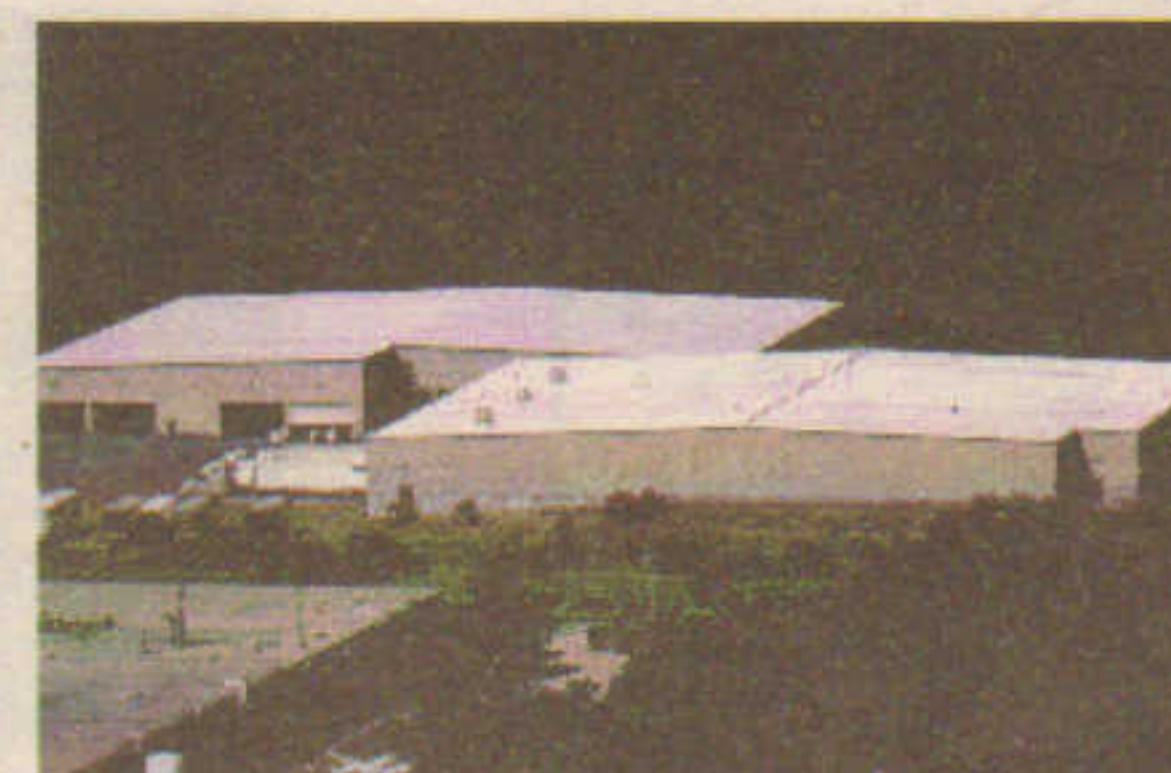
FOR SALE

80,000/SF
Chicopee, MA: REDUCED!
 4-Story Industrial facility; dock access on each level; tenant occupied on 3 levels; 12' & 16' ceilings.



FOR SALE/LEASE

105,420/SF
Chicopee, MA: Modern complex with high bay; docks; overhead doors; ceilings; located at Mass Pike entrance & all major highways; 35,000/SF for lease.



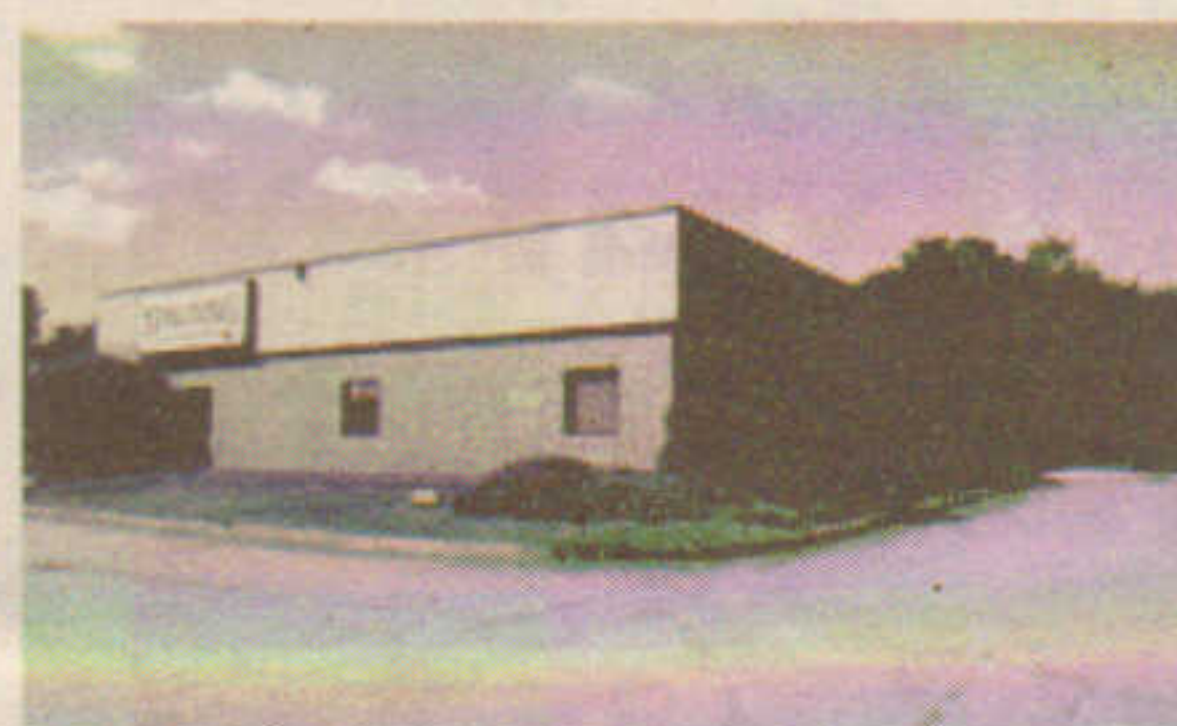
FOR SALE

137,000/SF & 9.6 Acres
South Deerfield, MA: Modern industrial warehouse; 16 docks; 25' ceilings; 1 mile to I-91; 14,000/SF cooler; ample onsite parking. 400 & 600 AMP.



FOR SALE/LEASE

18,198/SF
Chicopee, MA: REDUCED!
 Industrial warehouse; clear span work space; 10-14' ceilings; 4 overhead doors; fenced yard; excellent location near Interstate 391.



FOR LEASE

41,000/SF
Springfield, MA: Located in Springfield Industrial Park, 20,000/SF of light manufacturing & 21,000/SF of office; 12' ceilings; 2 loading docks; 1600 AMP.



FOR SALE

33,000/SF & 6.2 Acres
Westfield, MA: Large industrial frozen food distribution facility; large freezer; 2 docks; 2 ground level doors; 2,100/SF of offices; constructed in 1996.



FOR SALE

52,500/SF
Springfield, MA: Mixed-use warehouse with retail & office, ample parking, visible from I-91 highway. Excellent Main Street location, drastically reduced price!



FOR SALE/LEASE

53,263/SF
West Springfield, MA: Located in an Industrial Park, warehouse space with 9 loading docks, 12'-25' ceilings; 20' column spacing; 1 overhead; 2,500/SF of office.



FOR SALE

13,500/SF
Springfield, MA: Warehouse/Manufacturing building; 10'-14' ceilings; loading docks; freight elevator to bottom floor; 12,250/SF of land & yard.



FOR LEASE

7,000/SF
Palmer, MA: Manufacturing; warehouse; docks; 1 overhead door; 16'-21' ceilings; 800 AMP; onsite parking.



FOR LEASE

26,600/SF
Westfield, MA: Warehouse with 4 loading docks; 1 drive-in; 16'-18' ceilings; paved yard; easy highway access; heavy electrical; competitive lease rate.

*Let us introduce you to the right commercial & industrial building in 2009.
 Wishing you a prosperous New Year!*

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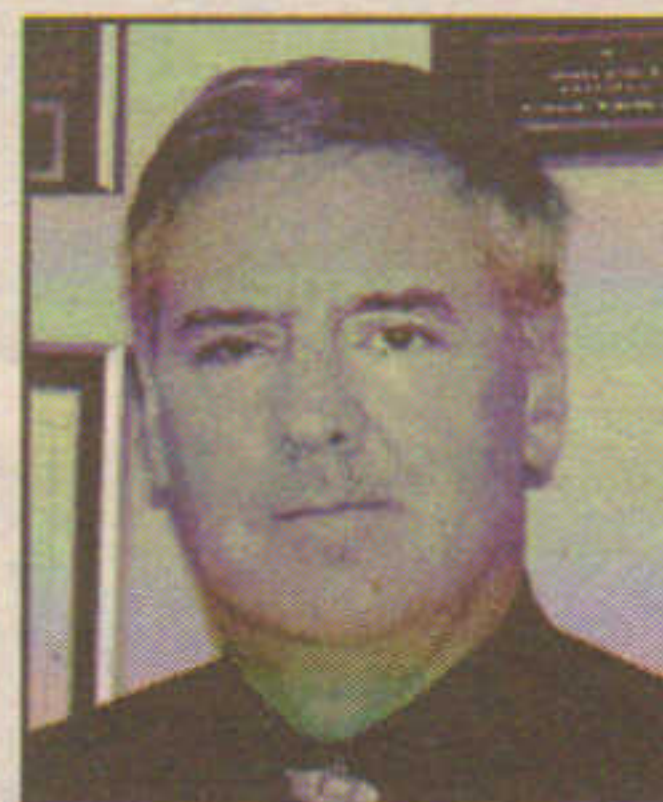
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Bill Hassett
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Richard Jumpp
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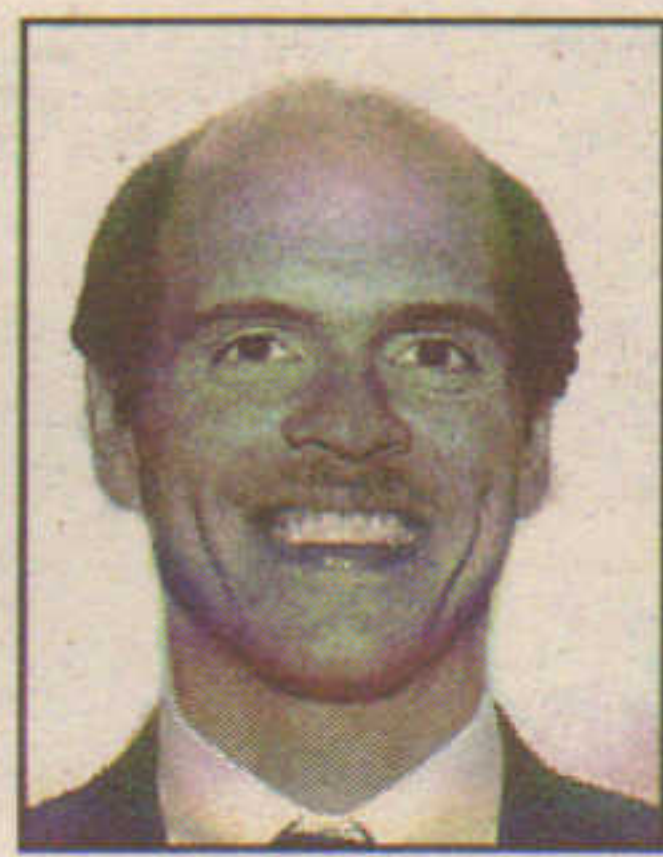
Dom Saraceno
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Mike Giancola
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COMMERCIAL R.E.



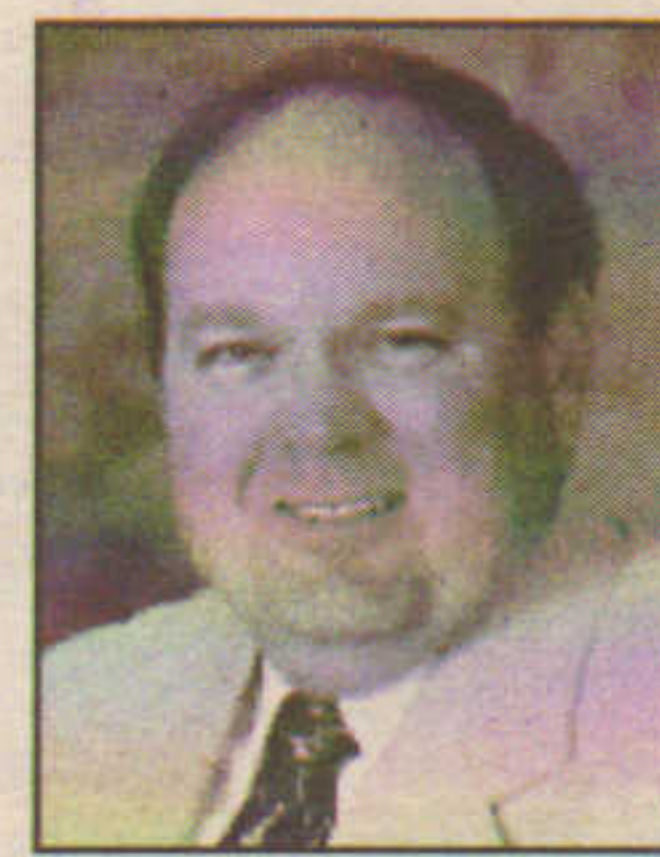
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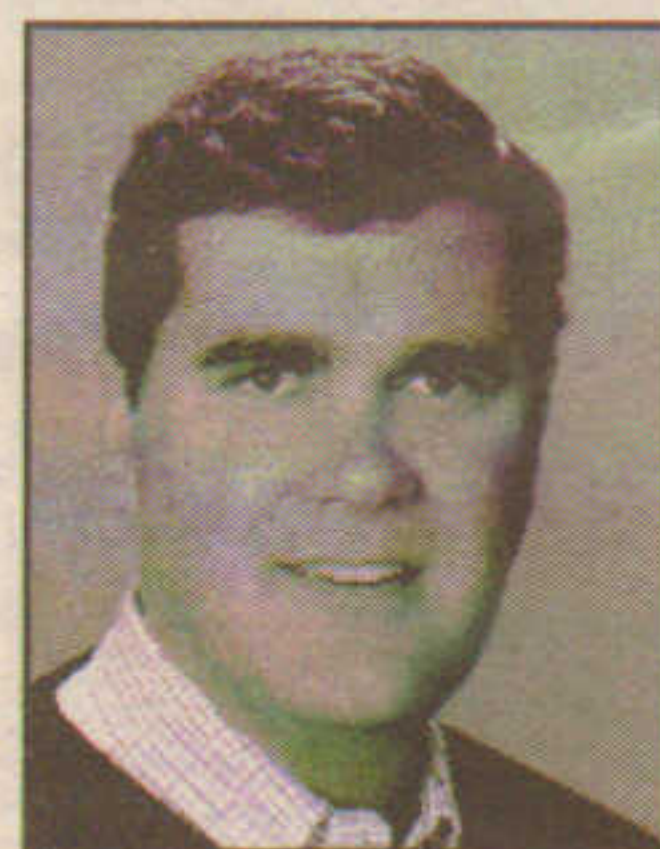
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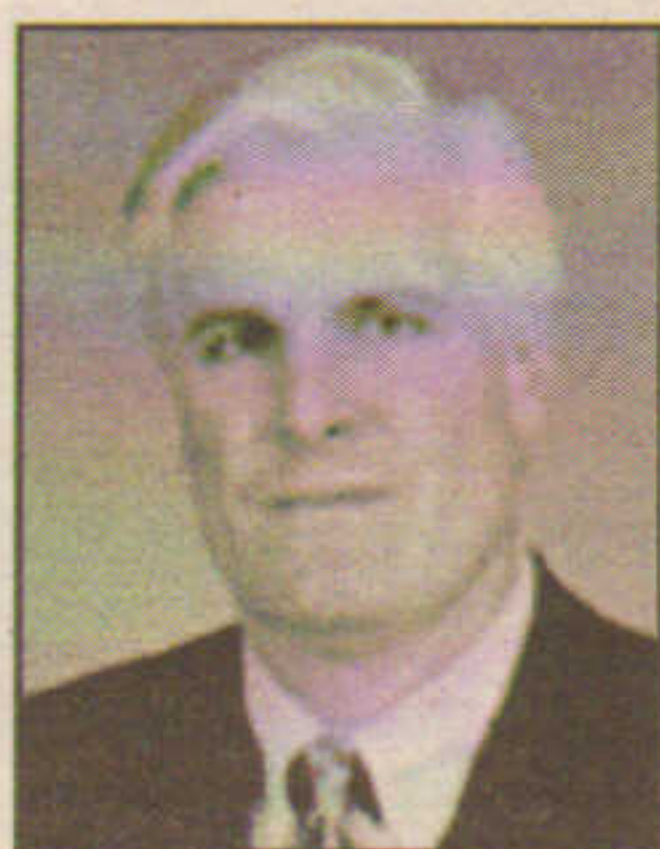
Robert Crues
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Brad Dimeo
DIMEO CONST.

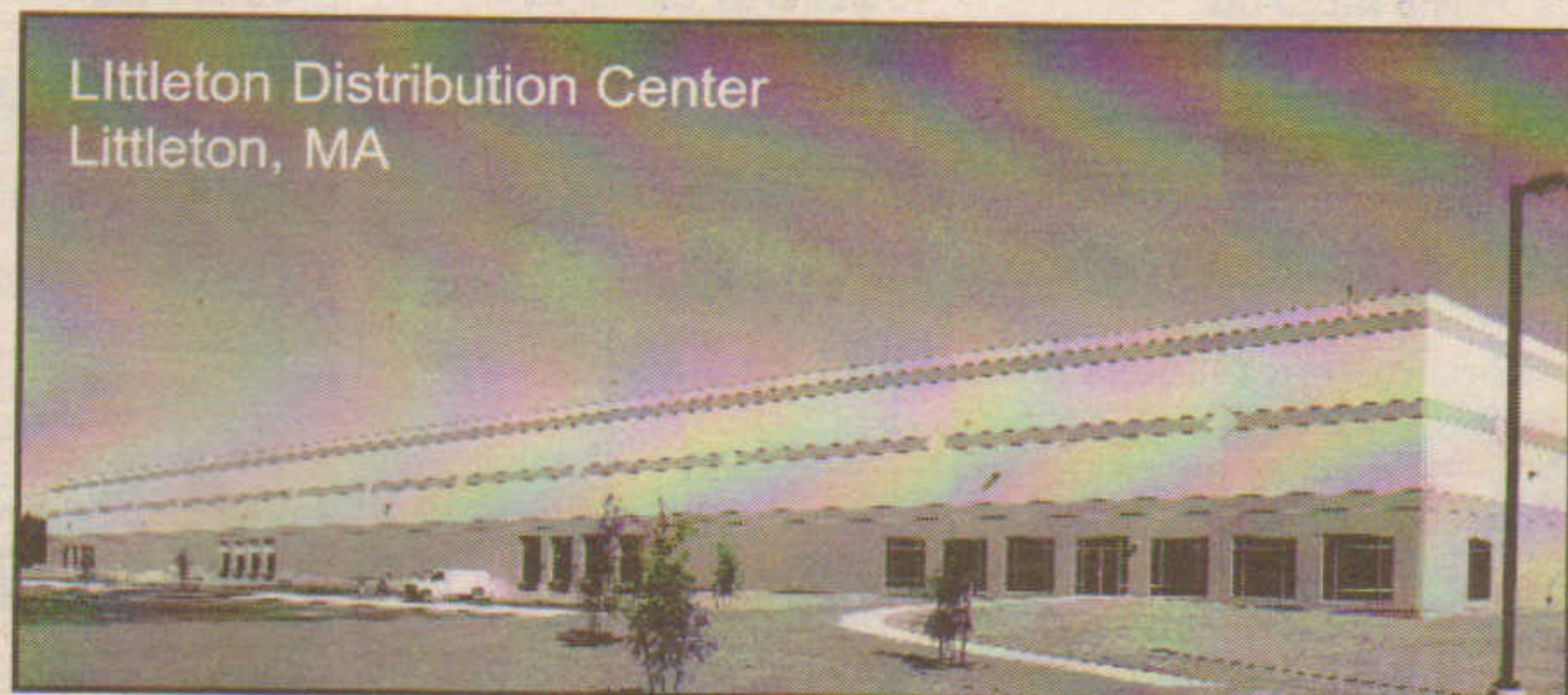


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WOULD LIKE TO WISH
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*Thank you to all who contributed
to a successful 2008!*

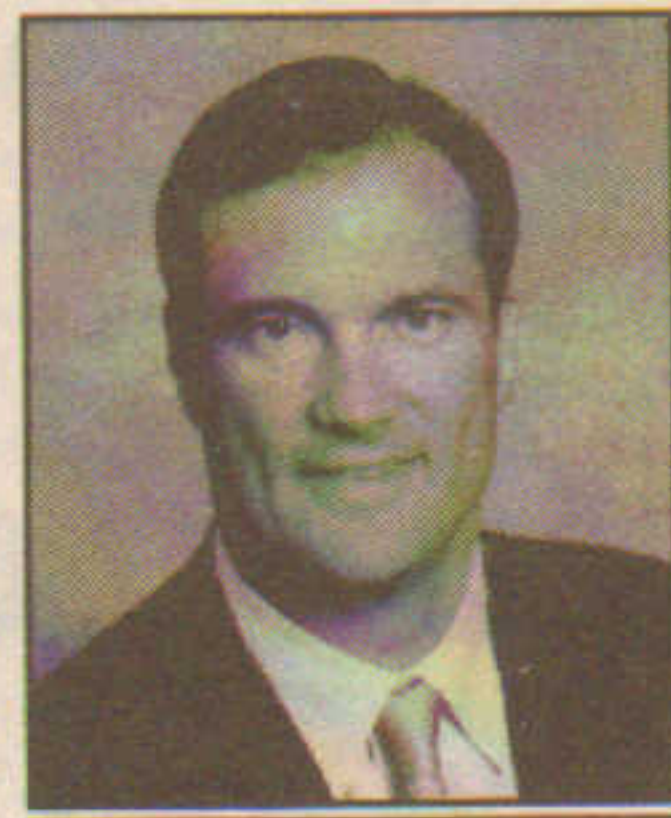
ADVANTAGE
Construction, Inc.

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John Hynes
GALE CO.



Jody Keeler
CONCORD COMM'L.



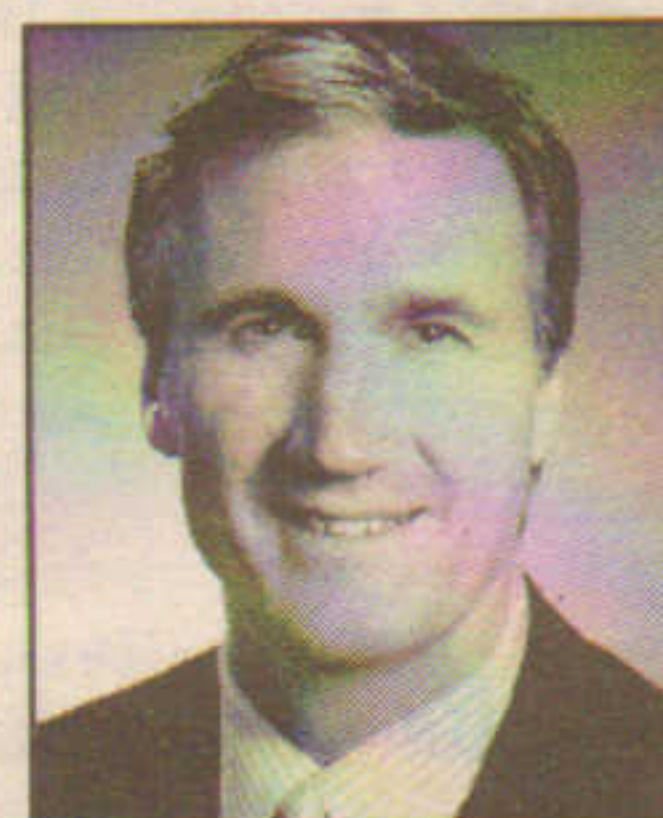
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SEA WATCH REALTY



Lynne Bagby
OREXCO 1031
EXCHANGE



Bruce Schick
CORENET GLOBAL



Robert Griffin
CUSHMAN
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Michael Grill
FAIRLANE PROPS.



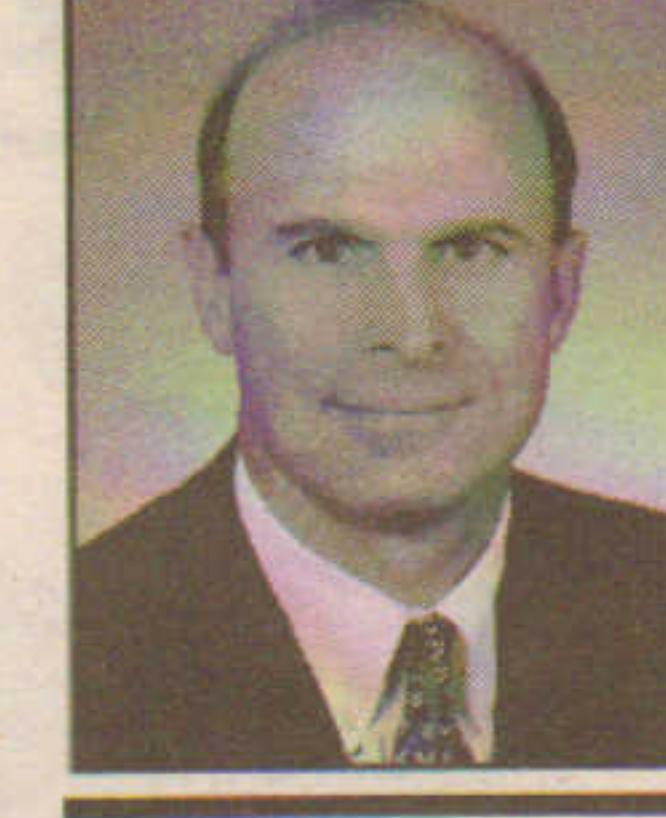
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DEPT. OF ECON. DEV.
STATE OF MAINE



Phil DeSimone
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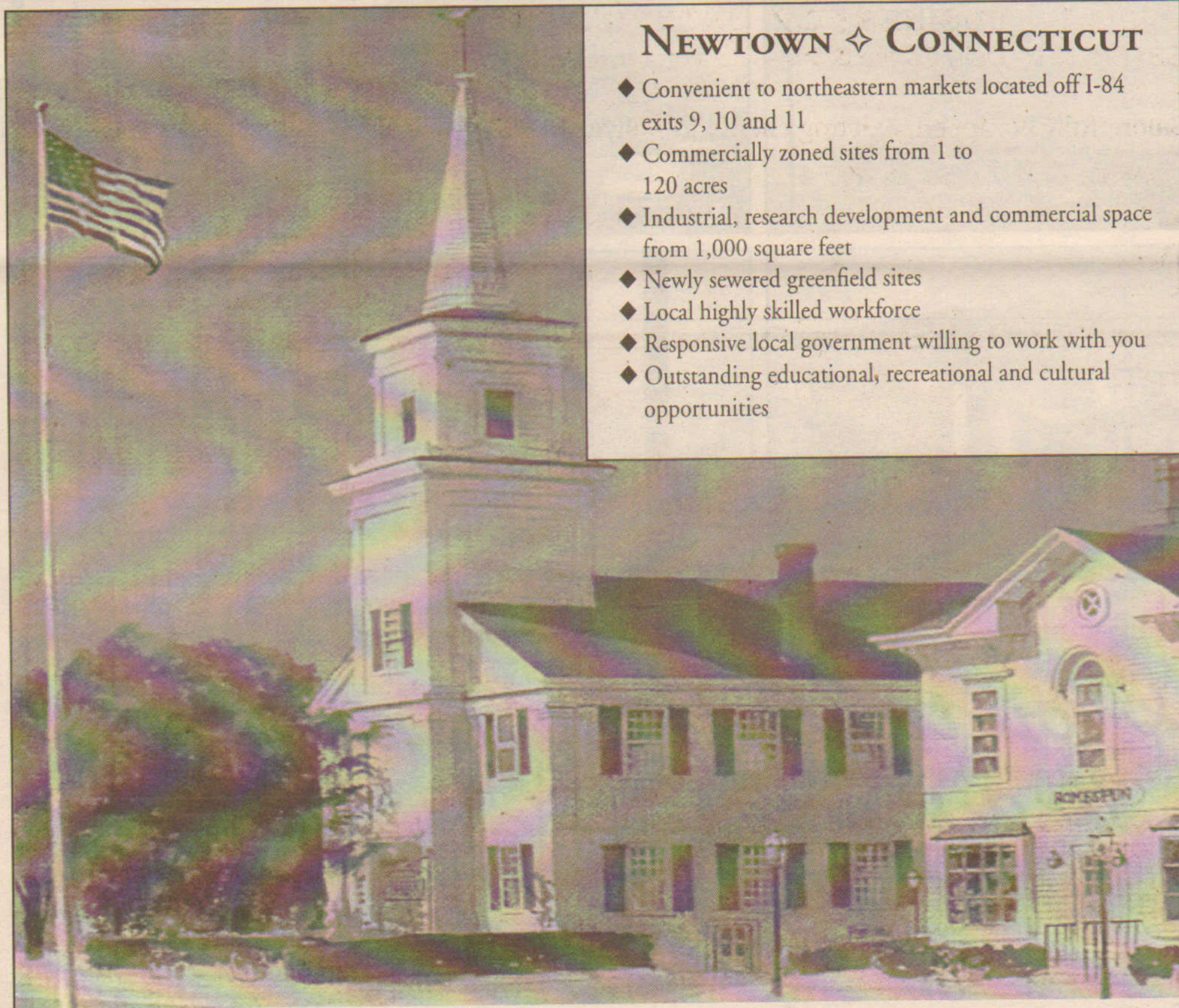
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Email: edc@newtown.org

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NEW HAMPSHIRE PROPERTIES**COMMERCIAL LAND**

DERRY, NH - 27.95 acre site approved for 130 units of Congregate Care, w/bonus front pad site.

\$895,000

HOOKSETT, NH - 1-2 acre site subject to subdivision off By-Pass 28 surrounded by Industrial.

\$295,000

LONDONDERRY, NH - 4 Lot Sub-division, possible "lot Release" situation for the right developer.

\$TBD

COMMERCIAL PROPERTIES

MANCHESTER, NH - Store Front w/Apartment, renovated in High Traffic Area, w/parking.

\$219,900

MANCHESTER, NH - Automotive Center, 4-bays, 2-lifts, neighborhood business, w/2-family.

\$630,000

N. MANCHESTER, NH - Office Condo, approx. 800 s.f.± 1st floor unit.

\$85,000

BUSINESS OPPORTUNITIES

DOWNTOWN MANCHESTER, NH - Deli/Coffee Shop, near court house between Main drag & parking garage.

\$19,000

MANCHESTER, NH - Salon, fully equipped, existing clients in Millyard.

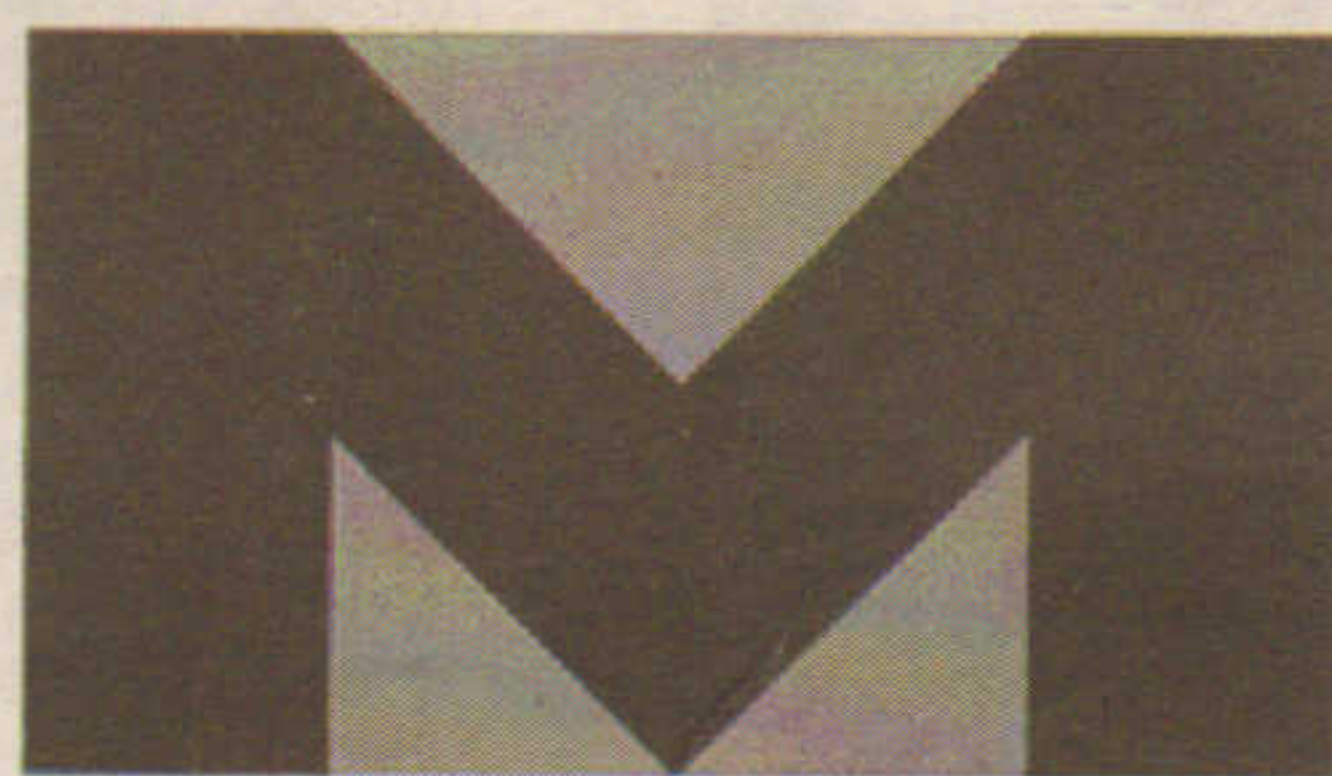
\$64,000



Contact:

Robert E. Bennett

603-668-2682



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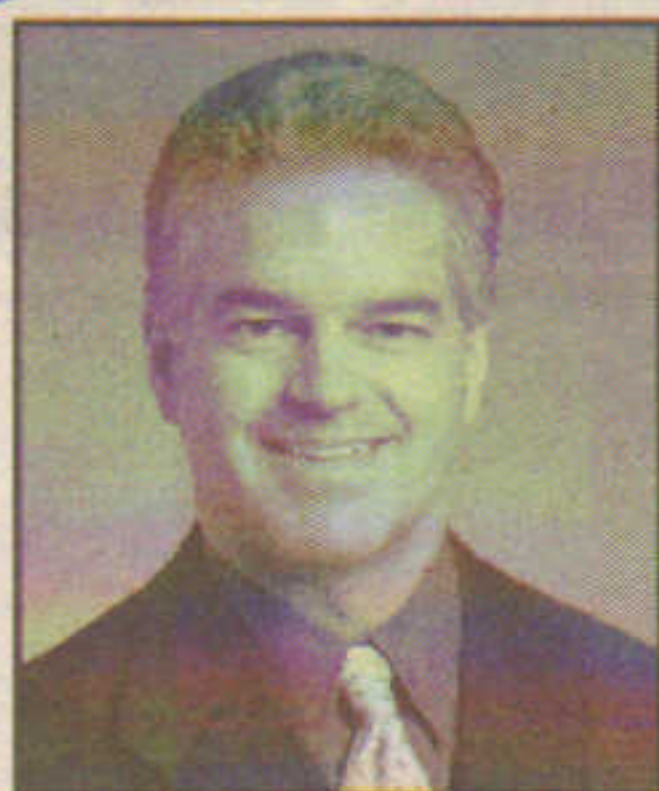
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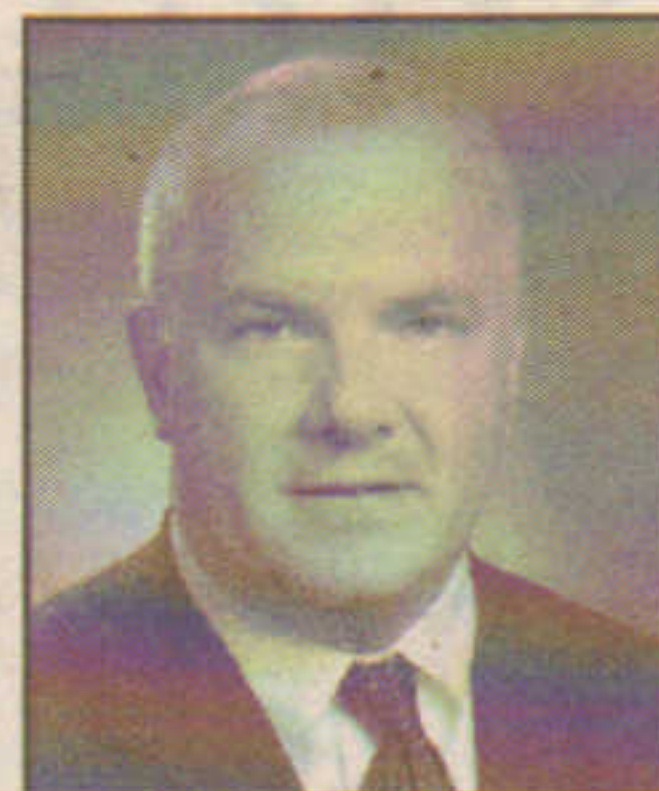
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MALONE
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Steve DeSisto
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Mark Goldstone
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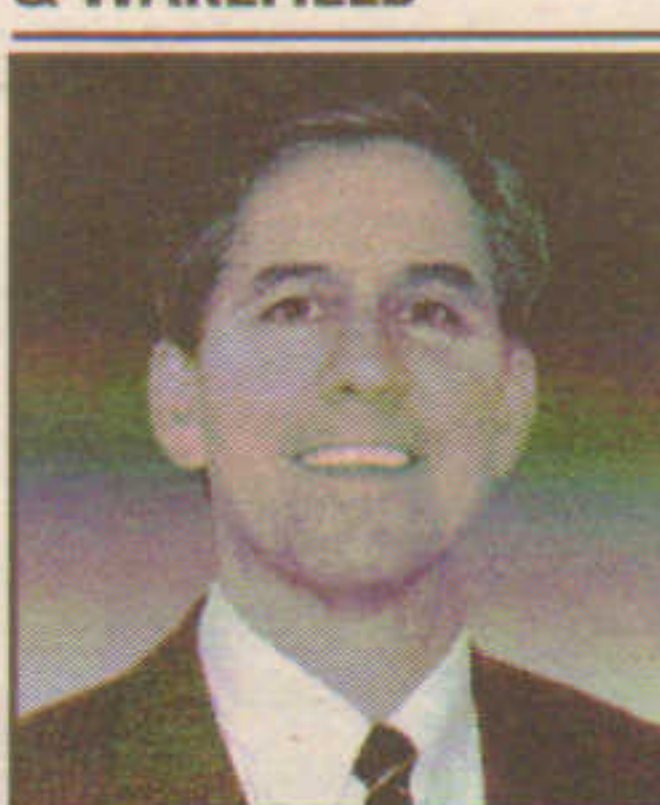
Bob Rohrer
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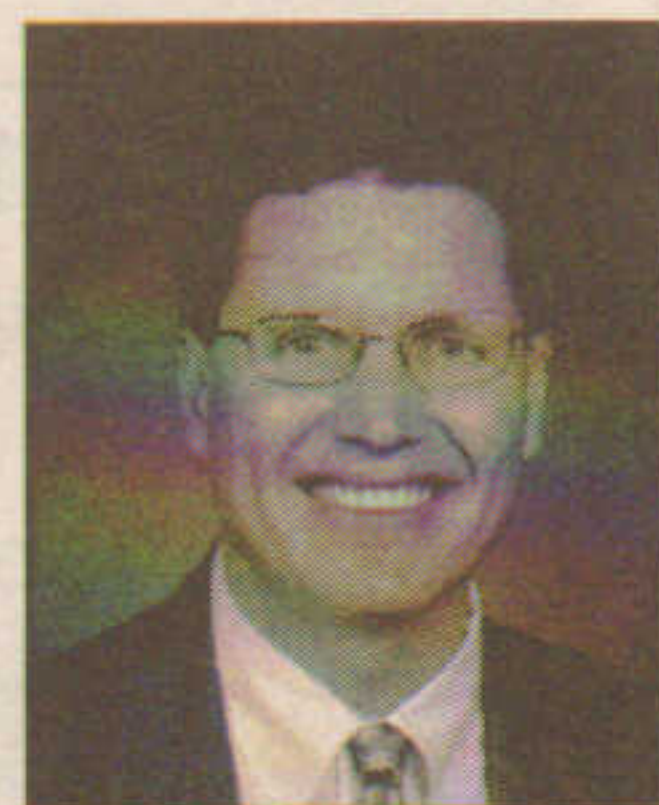
Beth Harding
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GROUP ONE PTRS.



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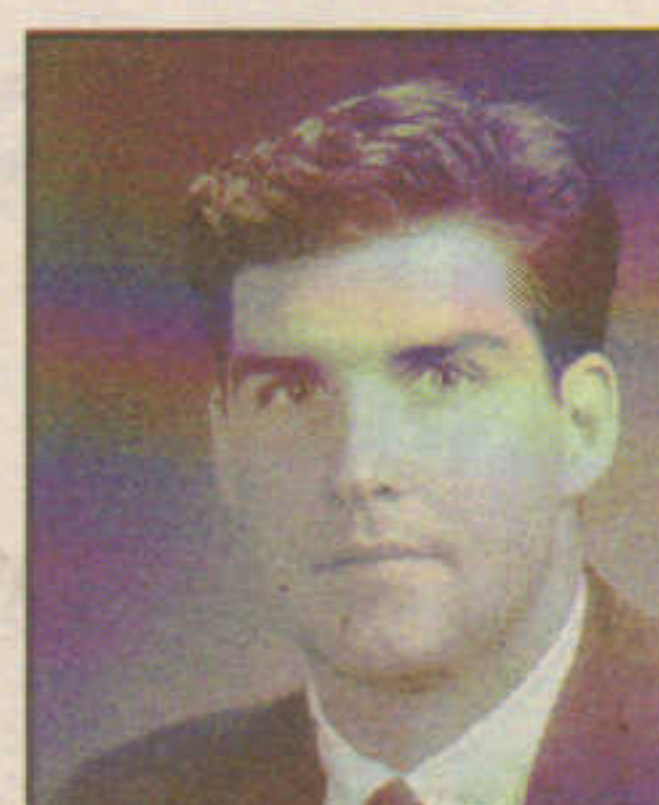
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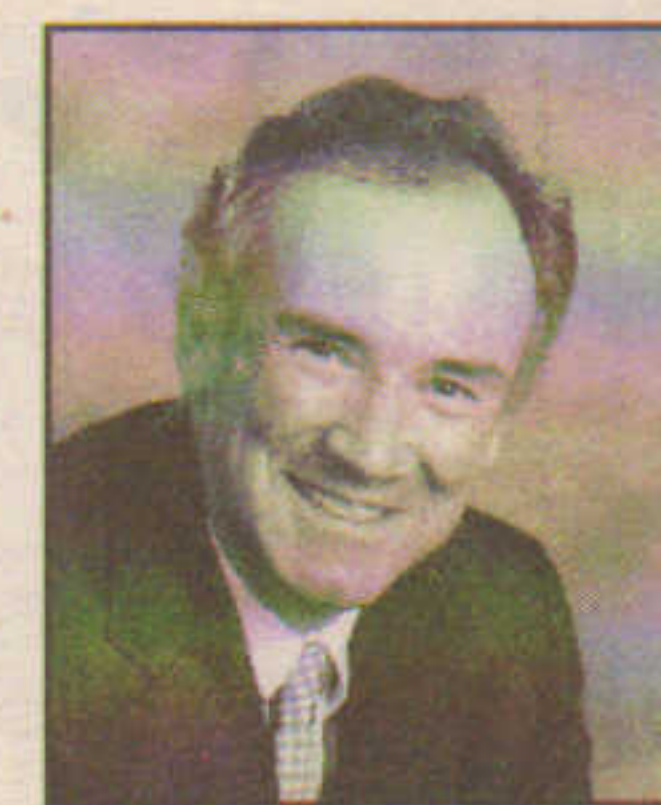
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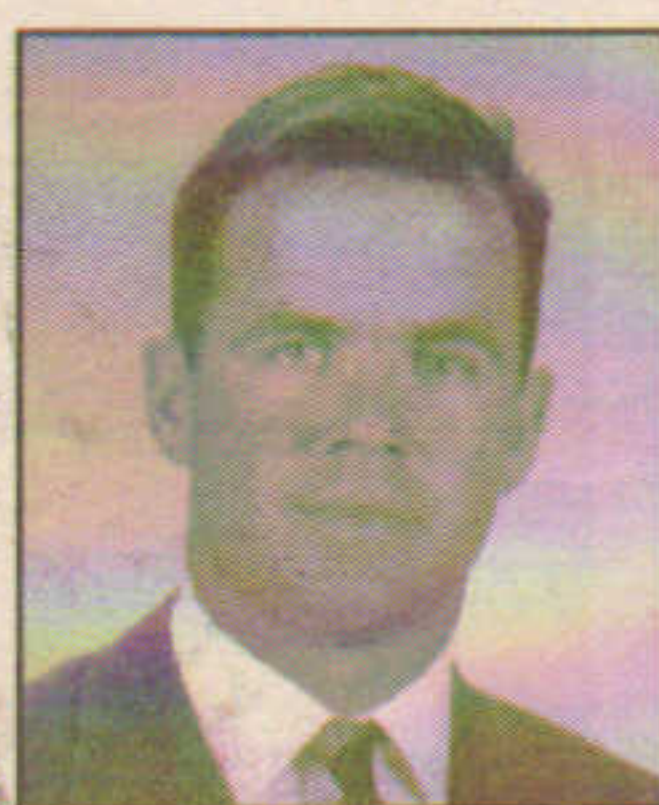
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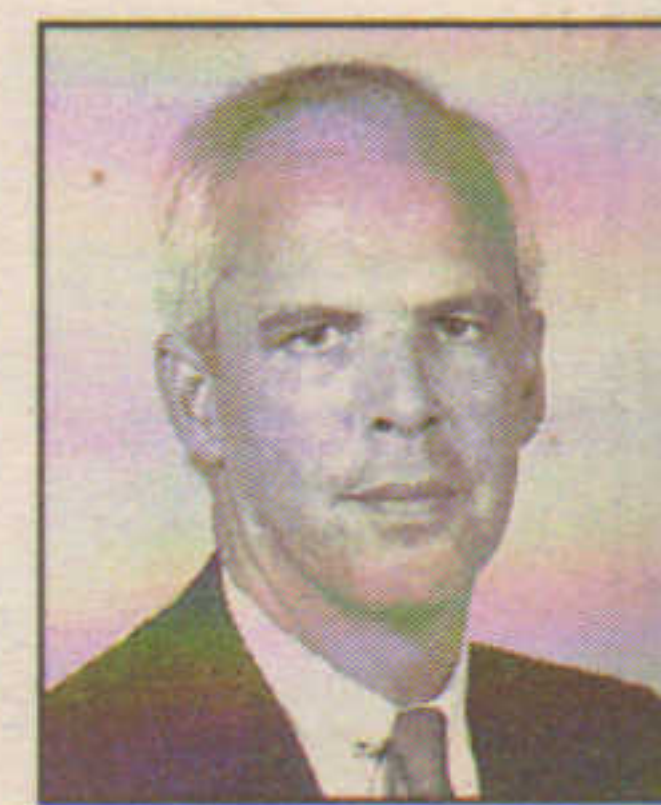
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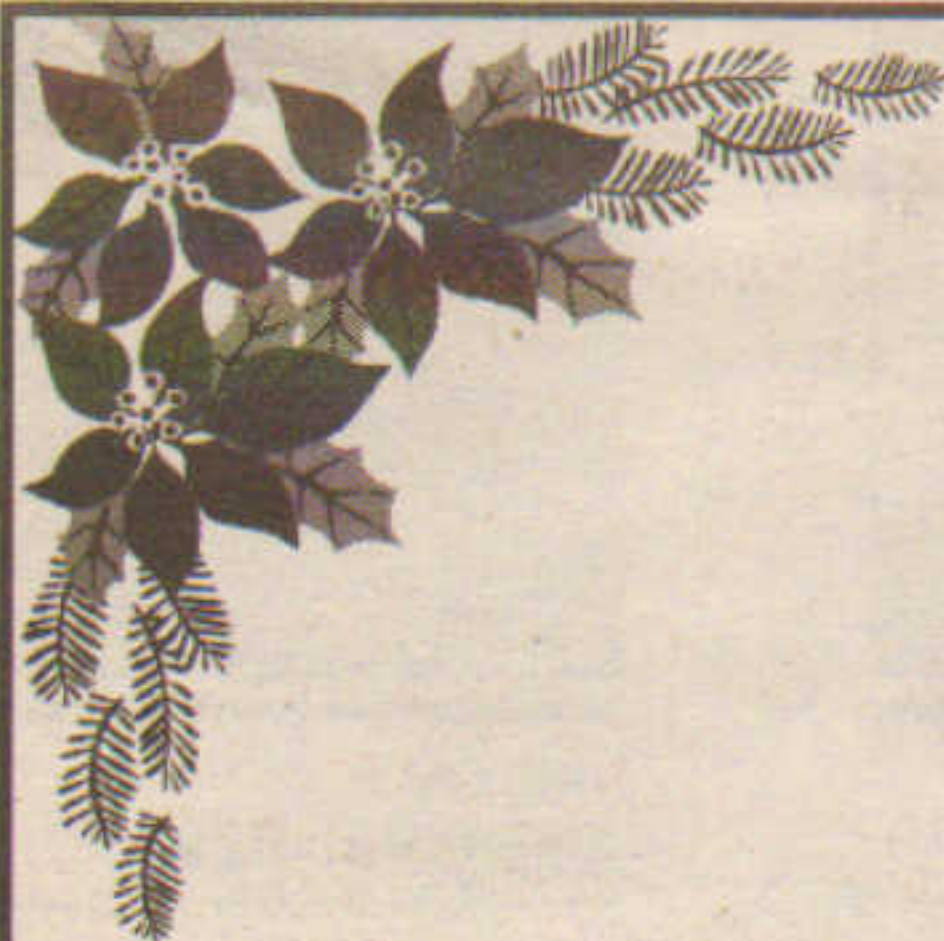
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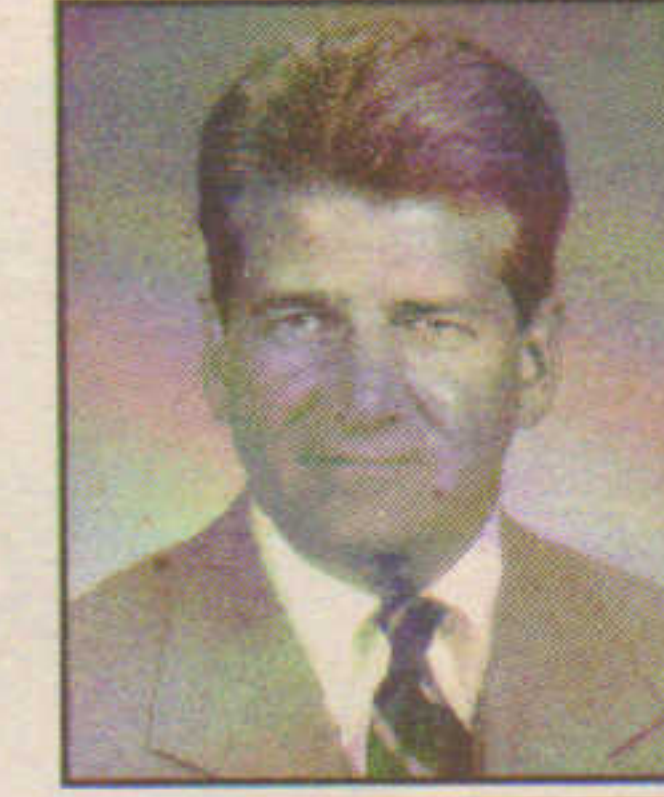
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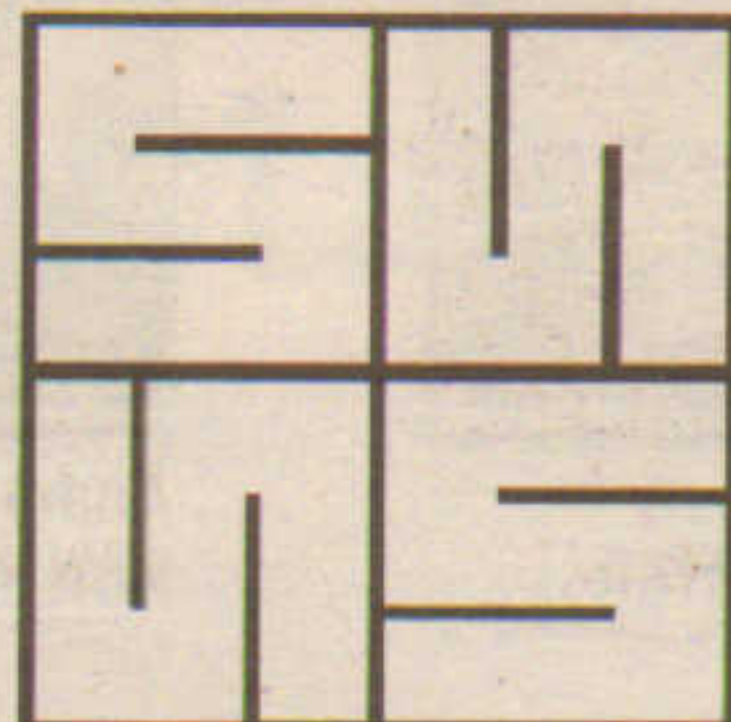


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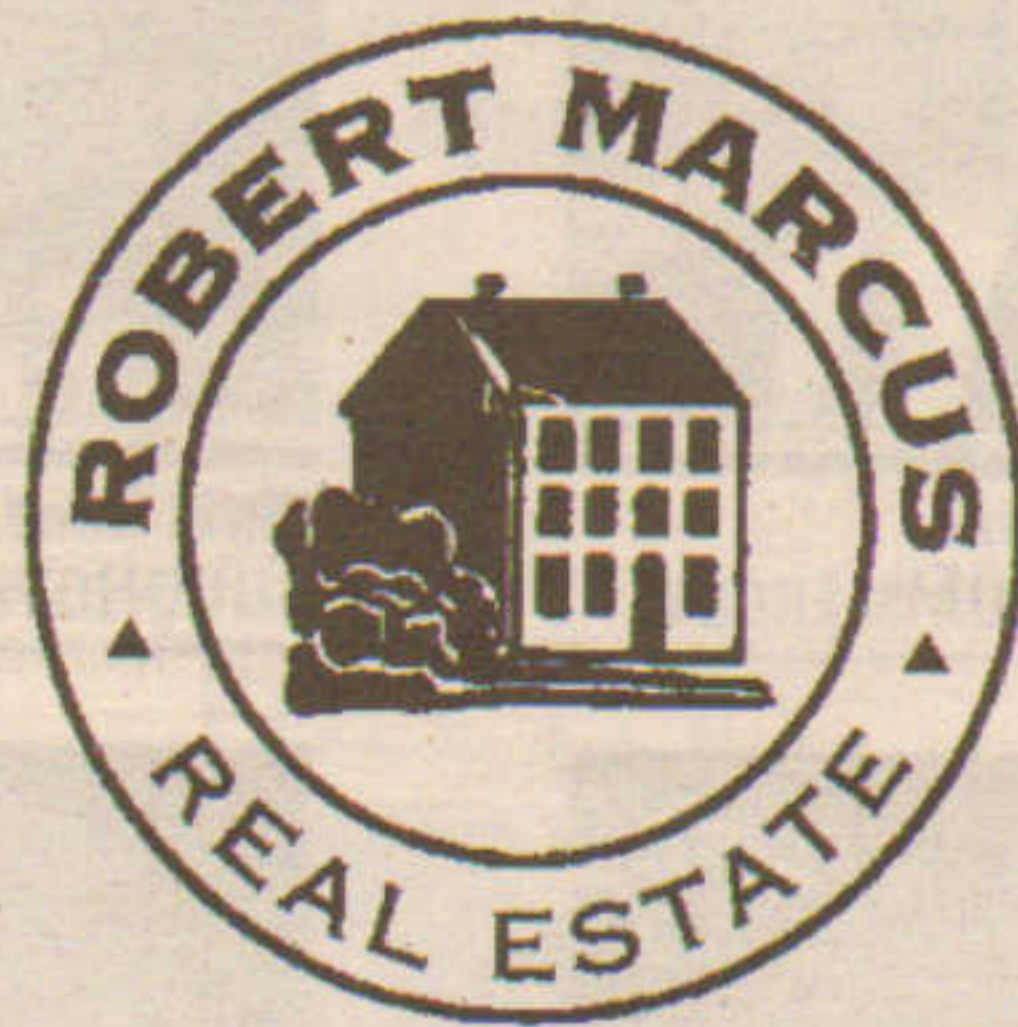
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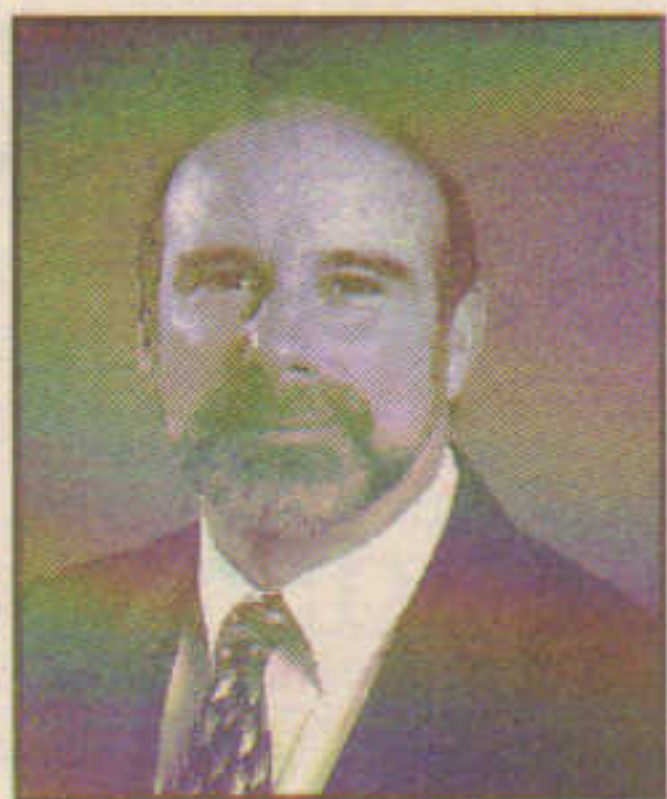
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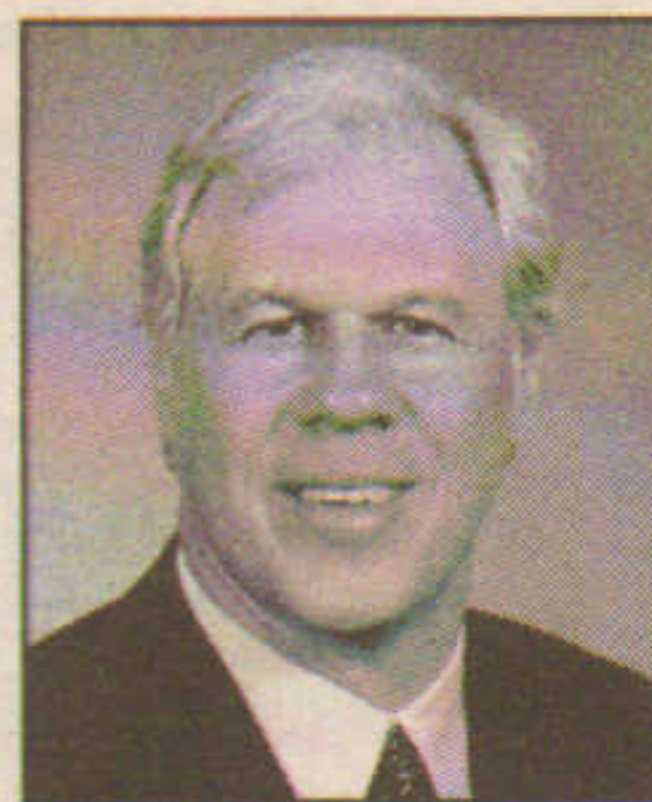
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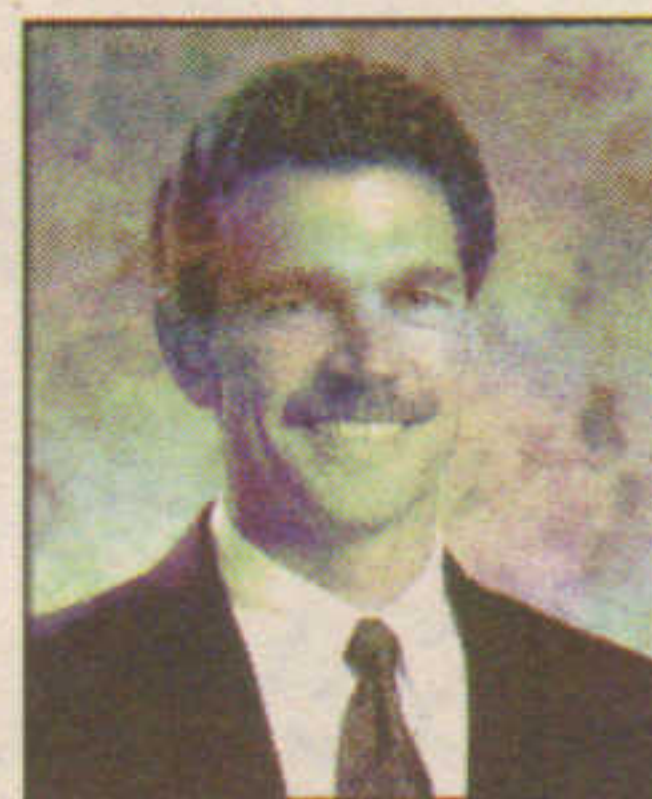
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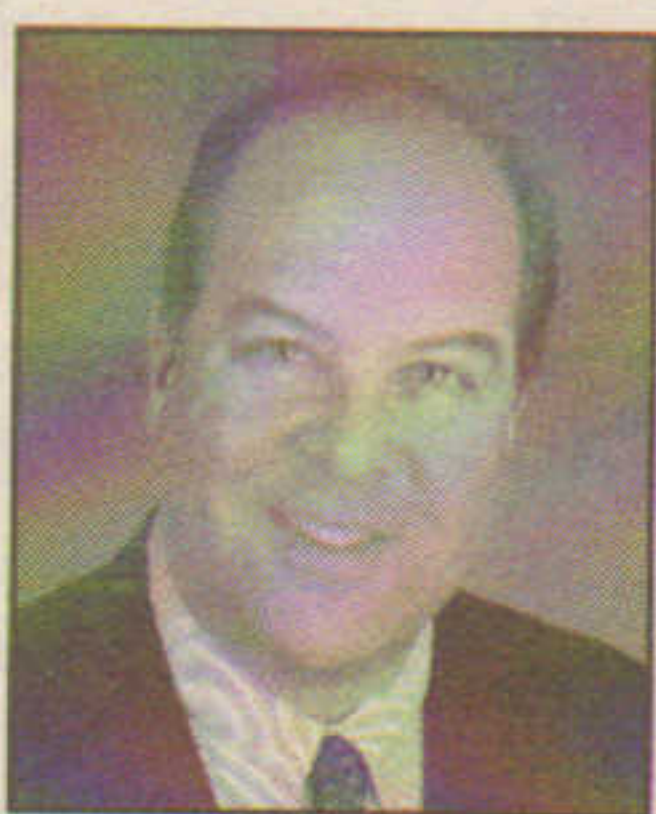
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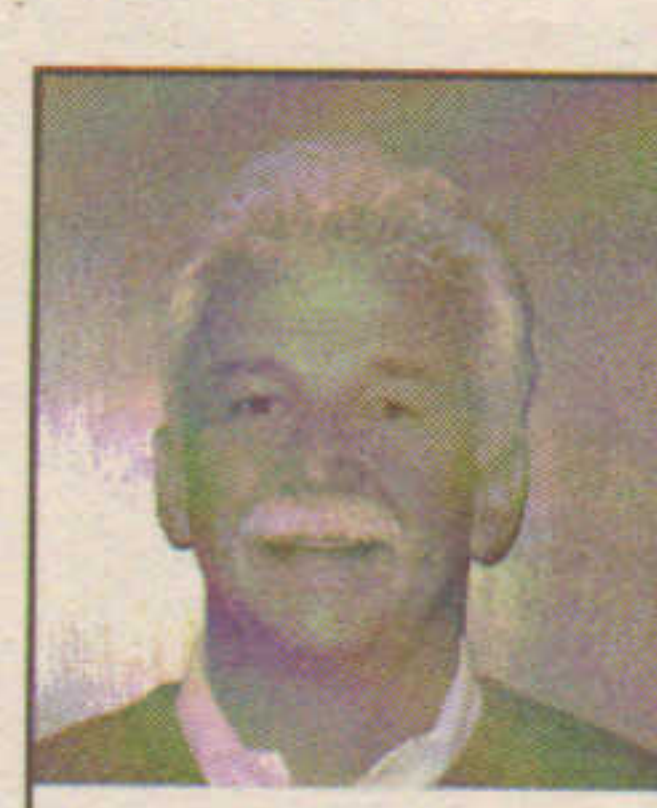
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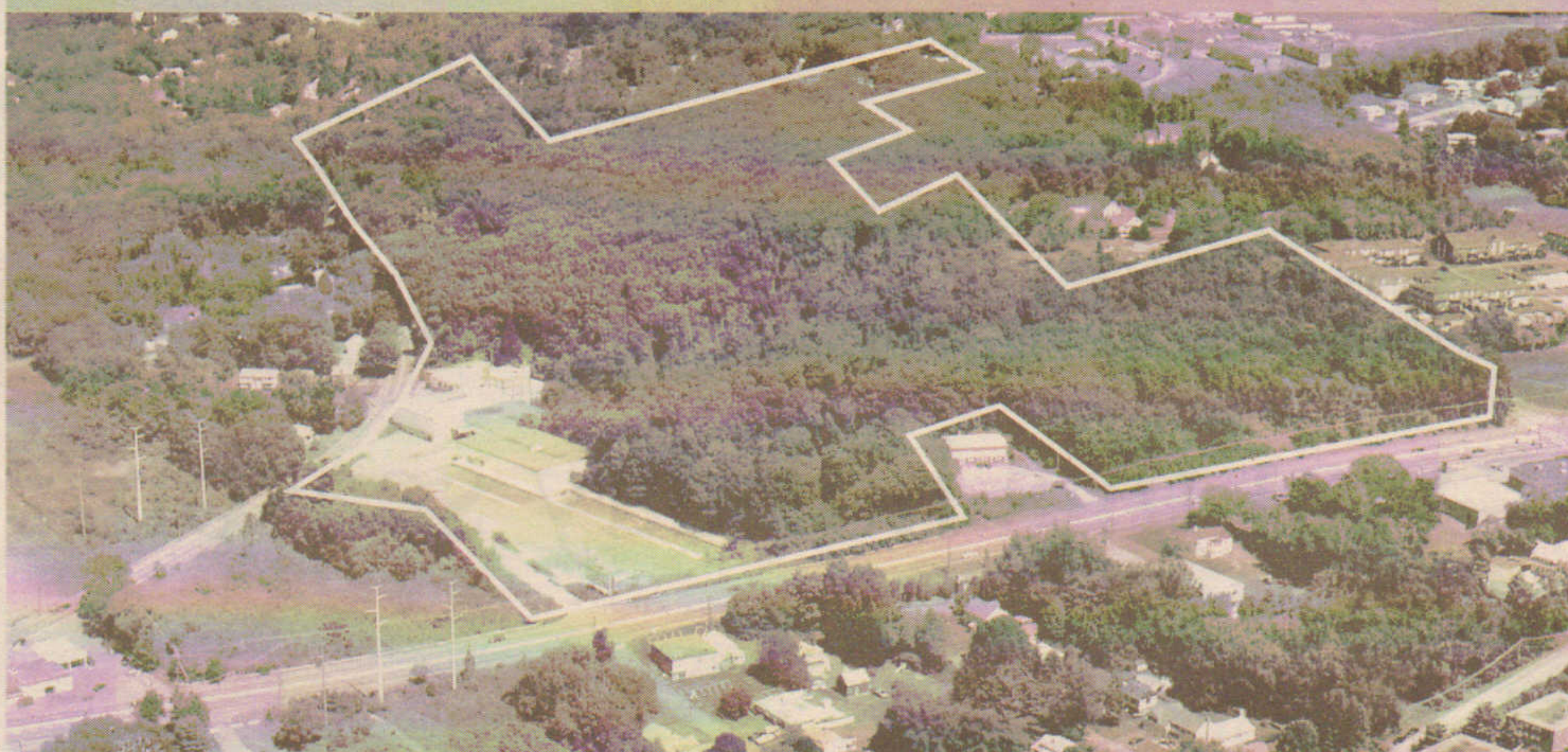


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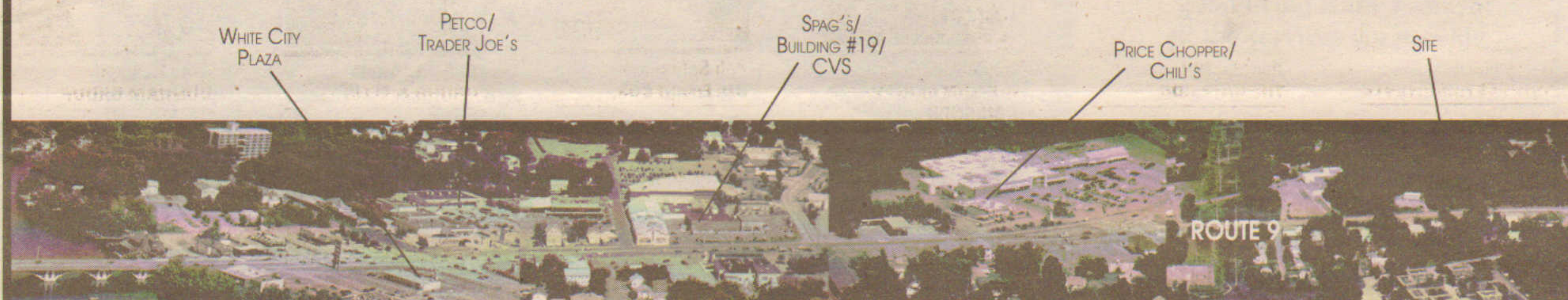
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