ne NEW ENGLAND
Real Estate Journal
THE LARGEST WEEKLY COMMERCIAL/INVESTMENT NEWSPAPER IN THE WORLD

2009 Year In Review



Photo by Jeanne Hardman

Happy Holidays!

Best wishes for a joyous holiday season from your friends and colleagues at Colliers Meredith & Grew.

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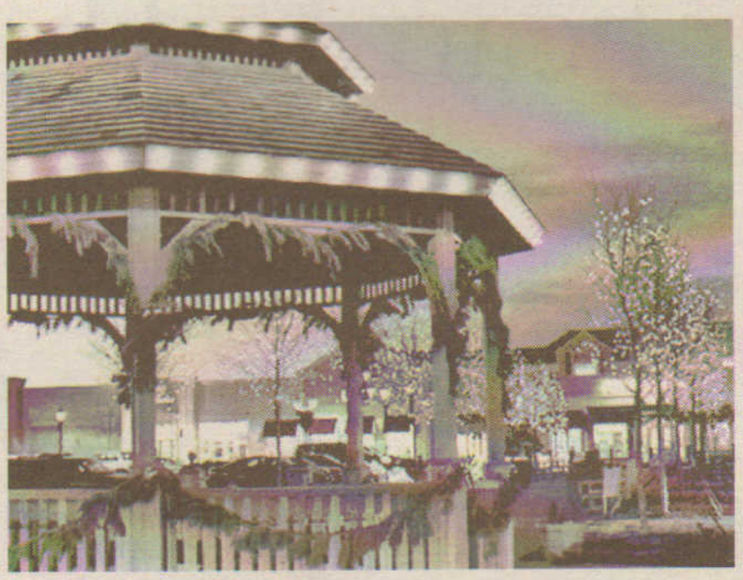
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We're the premier provider of commercial real estate services in our territory. We currently handle **leasing for almost 90 retail properties totaling nearly seven million square feet**, and we manage nearly 250 retail, office, and other properties totaling over **22 million square feet**. Our portfolio of leased and managed properties continues to grow, from both existing and new clients. Our latest **proprietary research** on key New England retail real estate markets has been featured in regional and national trade press. We've been recognized on both local and national lists of **top property management firms**.

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To all our clients, colleagues, and friends: KeyPoint Partners, sends you warm wishes for the holiday season, and our sincere hopes for a bright, peaceful, prosperous New Year.

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January

Boyle of Chozick Realty facilitates $1.76 million sale of 31 apartments complex in Vernon, CT for W. Boulevard Assoc.

Waters of McLaughry Commercial sells 41 acres in West Lebanon, NH to Upper Valley Technology Park for $205 million

Fleisher of Shanley Realtors sells 47,000 s/f warehouse/office building in Brentwood, NH. to Sarnia Seacoast

Martini Northern & CUBE 3 Studio complete 25,500 s/f Dana-Farber Cancer Institute at Elliot Medical Ctr., Londonderry, NH

Morizio and Cafasso of Colliers Down & Condon broker $18 million sale of former cinema for National Amusements to Summit Orange

Scafati of Press/Cuozzo sells 121,750 s/f distribution center in East Hartford, CT for $3.6 million

Witten and Nolletti of Marcus & Millichap sell River's Edge Apt. Homes for $10.6 million; 156 units in 134,904 s/f, Waterbury, CT

Fantini & Gorga arrange $30.7 million mortgage financing for 16 building, 180 unit Abington Woods apartments

Ranieri of NorthMarq Capital arranges $26 million for 444 multifamily properties in Middletown, CT

Armstrong and Krolman of Holliday Fenoglio Fowler arrange $13.7 million for Lexington Realty Trust's 52,337 s/f Boston offices

Ashworth and Fish of Ashworth Mortgage place $3.7 million financing for warehouse distribution facility in East Providence, RI

Horvath and Tremblay of Marcus & Millichap broker $16.2 million sale of two Walgreens, 26,786 s/f, in North Reading, Hudson, MA

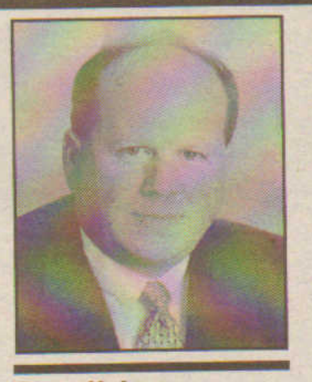
Carucci of ERA Boston Real Estate handles $2.5 million sale of 585 Boylston St., Boston; Copley Boylston sells 4,600 s/f condos

Condyne and Greenstreet R.E. Ptrs. lease 55,000 s/f offices in Andover, MA; Cushman & Wakefield's Ruggiero and Taylor broker

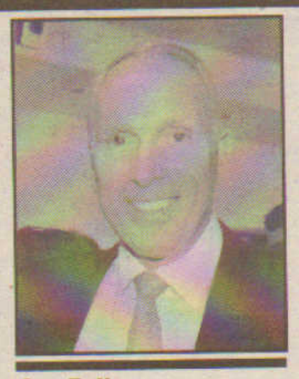
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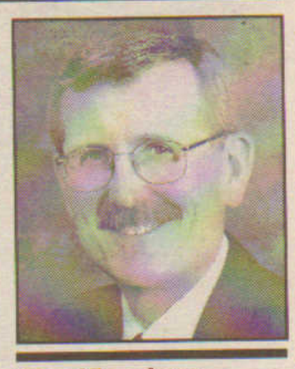
Sean Jasie
PIONEER FINANCIAL



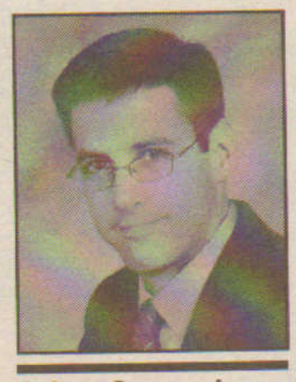
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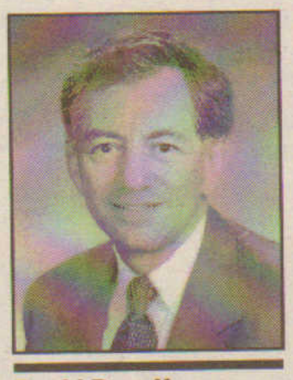
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NAT'L. ELECTRICAL CONTRACTORS ASSN.



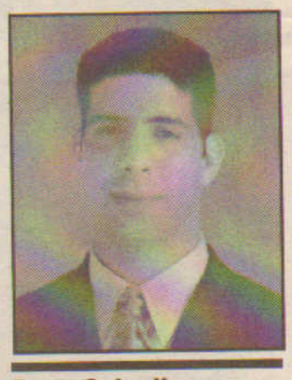
Aubrey Cannuscio
LINEAR RETAIL



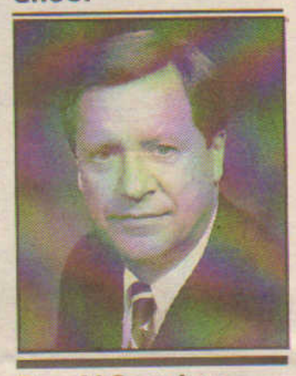
Joe Mueller
ROCKPORT MORTGAGE CORP.



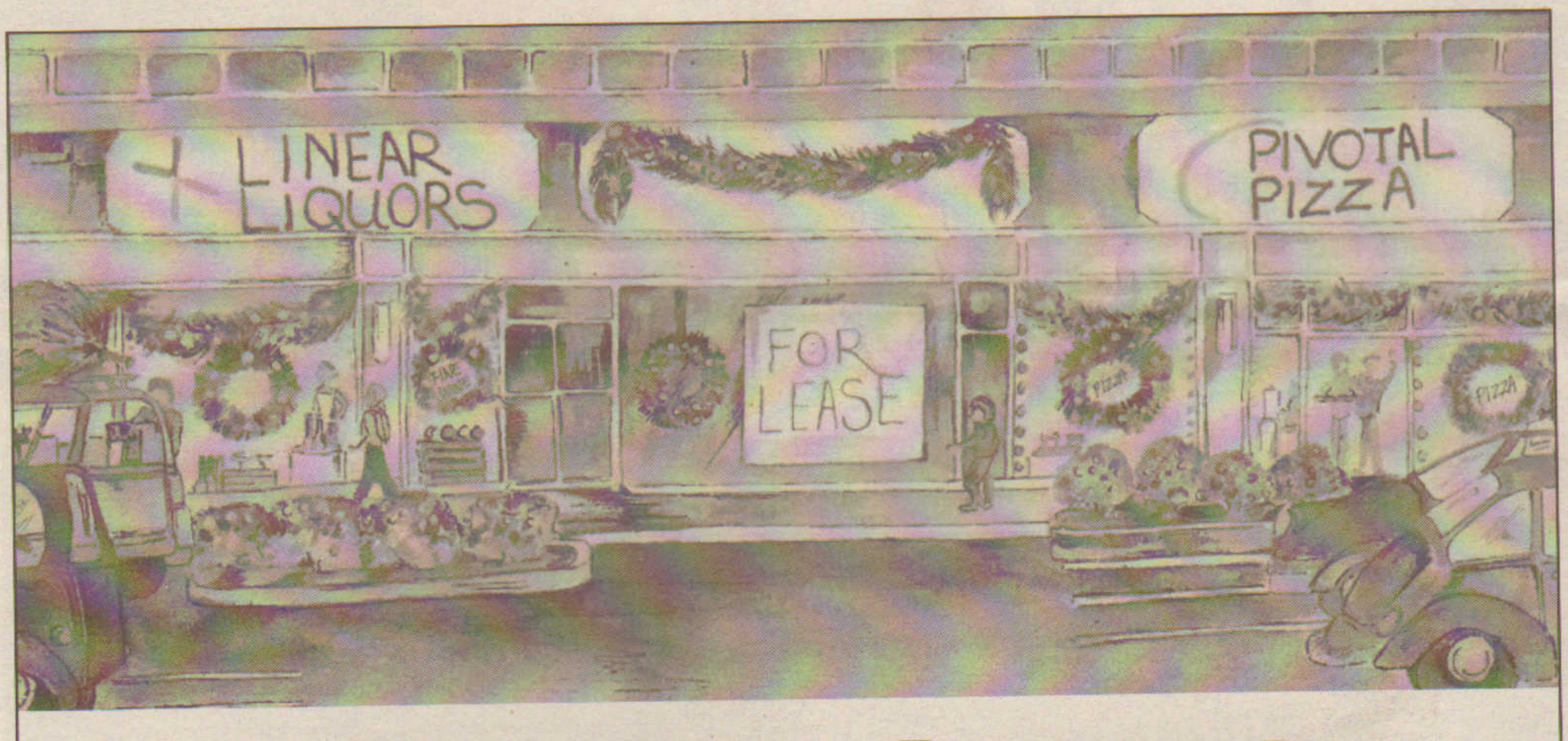
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NAIOP-MASS.



Peter Spinella
EQUITY ADVISORY GROUP



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Trinity Financial, Boston, MA

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January

Stone and Kurzman of CB Richard Ellis negotiate $36.4 million sale of six properties, 723 units, in Greater Waterbury, CT

Halprin of N.E. Retail Props. leases 45,000 s/f to LA Fitness at Shoppes at Larson Farms, Bristol, CT for W/L Props.

Yacobian of Cummings Properties signs Nu Horizons Electronics to 7,800 s/f lease with Levendusky of CB Richard Ellis

R. Calabrese Agency and Matthews Comm'l. Props. sell $1.27 million 35,600 s/f ind'l./warehouse to Pomeroy Ent. In Naugatuck, CT

Denenberg Realty Advisors' Scanio executes two building 22,000 s/f sale for $3.61 million to Surabian Realty Co.

Carbone Comm'l. R.E. handles $1.25 million sale of 15,180 s/f industrial bldg. in Woburn, MA to Cieri Group for Nelson & Power

Cubellis added as Smart Growth partner for 2.4 million s/f Seaport at Cordage Park mixed use property in Plymouth, MA

Sullivan Construction completes 15,550 s/f Marketplace on Morrissey in Dorchester, MA for Grossman Companies

Target Corp. purchases 13 acres in Marlboro, MA for $6.5 million from Indian Development Corp. for 130,000 s/f retail store

Taurus/Urban Meritage J.V. acquires 16,258 s/f 899 Boylston St., Boston, for $9.6 million; retail/office building

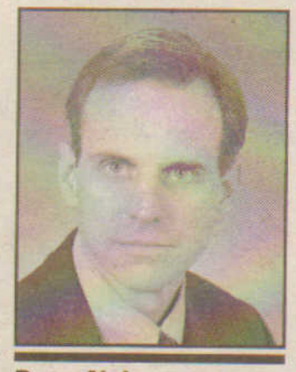
Pro Con Inc selected as CM architect for Weston Solutions' 21,000 s/f headquarters in Concord, N.H.; former contaminated site

Suffolk Const. begins $26 million renovation of former Modern Theatre for Suffolk University; designed by CBT

Stubblebine Co./CORFAC Int'l. broker $5.5 million sale of 183,000 s/f ind. building in Nashua, NH, for Hewlett Packard

The Bulfinch Cos. leases 63,710 s/f to Curtiss-Wright Controls in Littleton, MA, with Richards Barry Joyce Ptrs.

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Drew Nelson
NEWMARK KNIGHT FRANK



Barbara Batshalom
GREEN ROUNDTABLE



Kambiz Shahbazi
KSP PARTNERS



Mike McCarthy
CONDYNE



Beth Harding
HARDING BOTANICALS



Mike Musto
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Brad Spencer
GRUBB & ELLIS CO.



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Rob Nahigian
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Todd Tremblay
MARCUS & MILLICHAP



Sheldon Austin
AUSTIN ORNAMENTAL



Condyne, LLC would like to thank everyone who contributed to a successful 2009.









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 2010!

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Real Estate Development

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February

Pro Con Inc managing $11.5 million design build of 67,400 s/f Brightview at Billerica (MA) senior living community

Jones Lang LaSalle completes 3 leases, 43,963 s/f for Gale International and Mack Cali's 3/93 Greater Boston office portfolio

Regazzini of Combined Props. handles 3 leases, 38,683 s/f, for firm's buildings on Mystic Avenue in Medford, MA

Halprin of New England Retail Props. sells 71,493 s/f Goff Brook Shoppes, Wethersfield, CT to Goff Brook Real Estate

Matsis and vanVeen of Capital Restaurant Group sell two restaurants in Darien and Norwalk, CT 4,000 s/f, for $4.045 million

Horvath and Tremblay of Marcus & Millichap sell Walgreen, Leominster, MA for $9.352 million to regional investor

Greene and Lucivero of Hayes & Sherry broker 3,800 s/f Boston Market restaurant for $1.43 million to Link Commercial Properties

Steingold, Feiner and Paskalis of MG Commercial arrange $3.1 million sale, 45,000 s/f, for Tasca Automotive to MotoRing Institute

McLaughlin Investments arranges $1.55 million sale of 21,600 s/f flex building for TriTerrace to Seaver Construction

Hughes of New Dover Assoc. brokers $2.65 million sale of 26,600 s/f office/showroom with Naughton Co. for Newport Realty in Canton

Moylane, Angelone, Stevens and Faraci of CBRE/NE sell 46,844 s/f Hannaford supermarket for LNR Prop. to Crosspoint Assoc.

Malone Commercial sells 12,075 s/f offices with Fishman Realty for QSI to Pioneer Telephone in South Portland, ME for $1.17 million

Cafasso and Wamester of Colliers Dow & Condon negotiate 160,000 s/f renewal by Atlantic Inertial System in Cheshire, CT

Vidal/Wettenstein brokers $2.5 million sale of 38,000 s/f warehouse in Bridgeport, CT for Acme United Prop. to B & E Juice

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Michael Giuttari
MG COMMERCIAL



Wayne Griffin
WAYNE GRIFFIN ELECTRIC



Sid Spiegel
NE MOVES MORTGAGE



Robert Lemons
KEYPOINT PARTNERS



Jon Frank
F&M APPRAISAL



Tom Blakely
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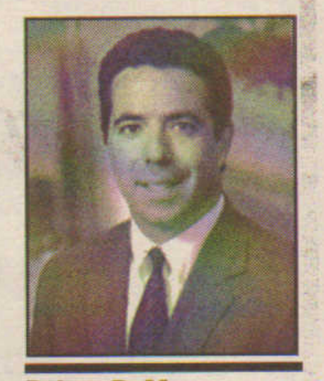
Robert Buckner
WEALTH EXCHANGE SOLUTIONS



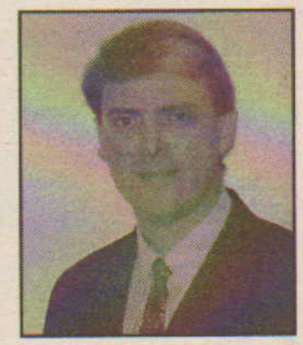
Matt Halprin
NEW ENGLAND RETAIL PROPERTIES



James Rader
RADER PROPERTIES



Robert DeMarco
CAMPANELLI COS.



Ben Edgar
SEAWATCH REALTY



Tom Sweeney
RODMAN REAL ESTATE

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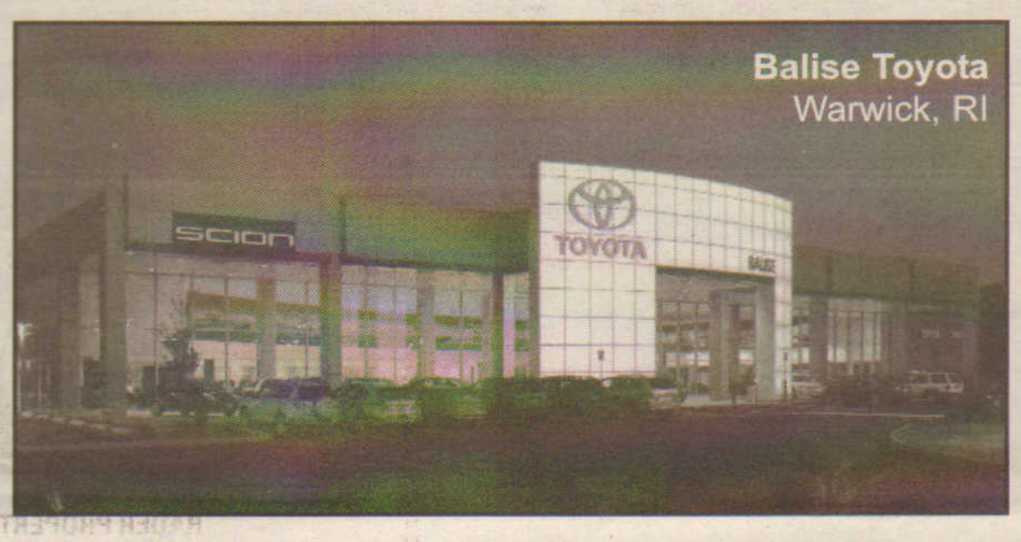


to our friends & clients

Joseph W. Accetta
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Thank you to all who contributed to a successful 2009!





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February

Masse & Hilltop 15 Middlesex acquire 196 room Holiday Inn Select, Woburn, MA for $8.5 million; plan $1 million upgrading

Plunkett and Minnerly of Cushman & Wakefield broker 113,450 s/f, 7 transactions with Rader Props., Grubb & Ellis, CBRE/NE

Kelly of Arbor Commercial Funding closes 3 Fannie Mae loans, $17.9 million, for three apartment sites in Milford, MA

Ranieri of NorthMarq arranged $6.5 million for 192 unit Montcalm Heights Apartments owned by Montcalm Assoc. in Chicopee, MA

Washington Trust provides $10.75 million for KSKIM UBC, Equity's 66,175 s/f retail/office property in Newton, MA

Thompson Hennessey & Ptrs. renews 88,870 s/f with Lashar of Richards Barry Joyce to Acosta for T.A. Assoc. in Marlborough, MA

Gilbane Building and Payette Assoc. open 140,000 s/f center for Biotechnology & Life Sciences at University of R.I., Kingston campus

Suffolk Const. selected to build new $17 million Barnstable Airport terminal; AECOM/EarthTech designs 35,000 s/f project

Young and Day of CBRE/The Boulos Co. arrange 14,500 s/f lease for Jorich Real Estate to AAA Northern New England

Cawley and Braun of United Multi Family broker $1.735 million sale of 17 apts. for Hallandale Realty Trust to Hancock Lincoln LLC

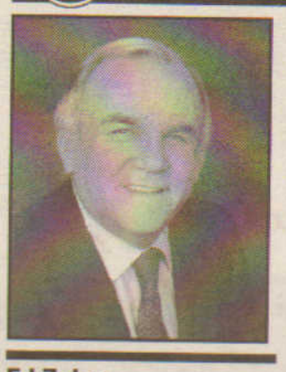
Vogell of Mortgage Resources arranges $23.425 million loan for Autumn Chase Apartments; 33 buildings, 253 units, in Ellington, CT

Richetelli and Massore of Colonial Props. broker 20,740 s/f $715,000 sale for CT Turkish Islamic Cultural Assn.

Lavallee Brensinger and Engelberth break ground on $7.2 million Kendal at Hanover, NH 32,000 s/f for Cadbury Community Center

Lee Kennedy Co. awarded $10 million 31,000 s/f residence hall project for Wheelock College; DiMella Shaffer architect

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Ed Zuker
CHESTNUT HILL REALTY

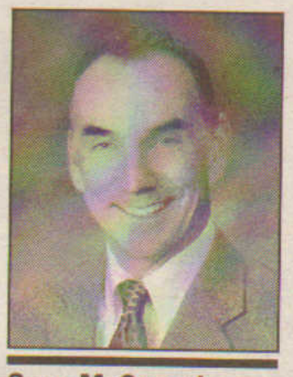

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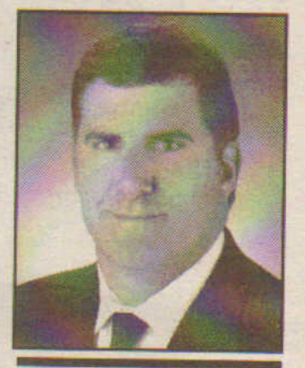

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LEE KENNEDY CO.


Jeff DeMarco
CAMPANELLI COS.


Patricia Amidon
AMIDON APPRAISAL

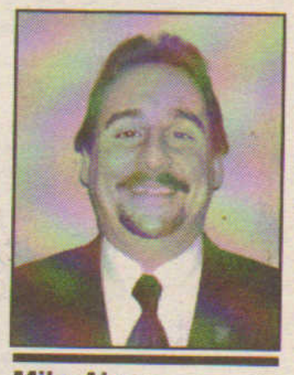

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Dana Kilroy
KPM DEMOLITION


Paul Saccone
ABLE ENGINEERING


Brad Vear
VEAR COMMERCIAL


Paul Stanley
STANLEY ROOFING


Mike Alves
ELITE COMMERCIAL



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March

York and Farley of CBRE represent The Phoenix Cos. in $8.7 million sale of 90,000 s/f offices in Northeast Utilities in Hartford, CT

CW Capital Asset Mgmt. and Wells Fargo sell 227 room Holiday Inn, Tewksbury, to Twin Tier for $7.05 million; Plasencia reps seller

Beacon Communities breaks ground on $29 million redevelopment of Sharon, MA school; Mass. Dev. Bank of America finance bonds

Pro Con Inc installs exterior panels for 150 room Renaissance Hotel for S&S Hotels at Patriot Place, Foxborough, MA

Danais Realty Group represents Moto-Star Tire in acquisition of 144,000 s/f distribution center with Cushman-Wakefield – $3.365 million

Fletcher of Coldwell Banker Millett sells 27,000 s/f Marketplace Mall in Lewiston, ME for $1.75 million

Inglese and Montesi of New Haven Group broker $8 million office sale, 130,000 s/f, to Rose Smart Growth Investment Fund I

Jones Lang LaSalle wins BOMA TOBY awards for One Financial Center, Boston, and Westboro Exec. Park in +1 million s/f category

Brome and Yates of HFF rep borrower Talcott Realty in $35 million refinancing for 621,305 s/f One Financial Plaza in Hartford, CT

Marcone Capital arranges $7.35 million financing for 600 Cordwainer Dr, Norwell, MA; 54,000 s/f three story office site

J.M. Feeney places $5.3 million for 947 Extra Space Storage units, 120,000 s/f, in Danvers, MA

Ashworth Mortgage handles $2,117 million loan for 75,000 s/f warehouse/disribution facility in East Providence, R.I.

Norvath and Tremblay of Marcus & Millichap sell Walgreens in Leominster, MA 14,744 s/f, for $9.352 million

Paolino of Link Commercial acquires 21,908 s/f commercial sites in Lincoln, RI for $5.87 million

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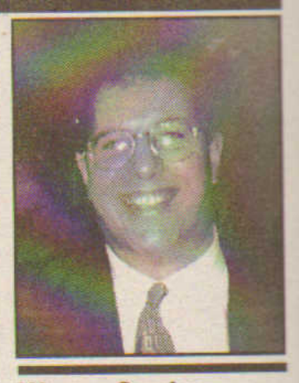
Steve Karp
NEW ENGLAND DEVELOPMENT



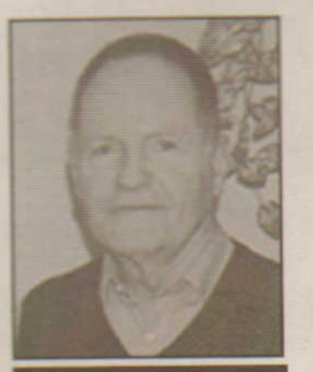
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Warren Gomberg
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When you partner with a Certified Commercial Investment Member (CCIM) on a commercial real estate transaction, you'll benefit from expertise designed to maximize your investment. CCIMs possess an exceptional level of real-world experience, market knowledge and negotiation skills built from 200 hours of specialized training. And they're part of a global network of more than 18,000 commercial real estate professionals in 1,000 markets. CCIMs add exceptional value to each client assignment. All you have to do is let them lead.

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March

Kelly and Edwards of Arbor Commercial arrange $2.66 million for 66 apts. in Terryville, CT and $2.69 million for 24 units in Randolph, MA

New Boston Fund signs Sun Products for 45,615 s/f lease at its Trefoil Corporate Park, Trumbull, CT; plans renovations

Central Healthcare Initiatives purchases Beverly Hospital Hunt Center, Danvers, MA for $4.5 million; Jones Lang LaSalle agent for seller

Halprin of New England Retail Props. sells Goff Brook Shoppes, Wethersfield, CT.; 71,493 s/f to Goff Brook R.E. for $6.8 million

Lee Kennedy Co. completes $63 million LEED certified mgmt./academic building at Simmons College; Cannon designs 66,500 school

Tishman named CM for $15 million restoration at New England Conservatory; Wessling Archts. designs Jordan Hall, other buildings

Chozick and Levitz of Chozick Realty broker $3.55 million 80 apt. sale for Diamond Court-CHFA to Diamond Court Realty, Waterbury, CT

Klemmer Assoc. sole broker in $1.4 million sale of Ipswich Chronicle building; 19,000 s/f purchased by EBSCO Publishing

Lashar, McKenzie and Leone of Richards Barry Joyce & Ptrs. handle 4 leases, 140,466 s/f at Solomon Pond Park office site

Bands of Marcus & Millichap brokers $16.5 million sale of Charter Oak Marketplace, Hartford, for seller Centro Props.; 259,056 s/f

Fantini & Gorga arranges $8 million financing for Hecht Development's Mansfield (MA) Marketplace; 23,840 s/f retail center

Construction on Sam Park & Co.s' $60 million mixed use Gloucester Crossing underway for Market Basket, Marshalls & Staples

Galvin of H. Pearce Commercial sells Vicky's Corner restaurant, Madison, CT; 5,00 s/f site sold to Donahue Bros. for $1.3 million

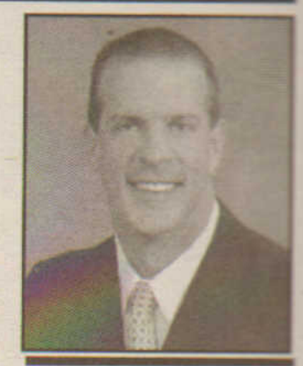
TRB Development Group completes 11,970 s/f CVS at Redstone Plaza, Stoneham, MA.; BKA Architects designer

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Dan Cregan
PARAMOUNT PROPERTIES


Paul Martini
A.J. MARTINI


David Bisbee
DAVENPORT REALTY


John Jackman
JACKMAN COMMERCIAL


Krista Sherburne
ENVIROVANTAGE


Dan Everett
NORFOLK RAM GROUP


Stephen Wessling
WESSLING ARCHITECTS


Nancy Salter
FRONT LINE, INC.


Peter Brown
CAMPANELLI COS.


Phil Fanning
CHICAGO TITLE INS.


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We can BUILD exactly what you need or FINISH a space to suit your requirements.

Here are a few of our recent projects:

Since 1955, we have developed hundreds of high-quality build-to-suit facilities. We currently own and manage over 1.2 million square feet of leased space in Massachusetts, Connecticut and New Hampshire.

In addition to the properties managed in-house, we have brokered and developed numerous real estate projects throughout the region. We have the resources and expertise to finance, develop and responsively provide turnkey space for any commercial, industrial or professional office requirement of any size.





Agawam, MA: Brand new Class A facility offers 800 - 6,000 sf finish-to-suit units. Well positioned to service downtown Springfield and northern CT. Conveniently located off Route 57 and I-91.

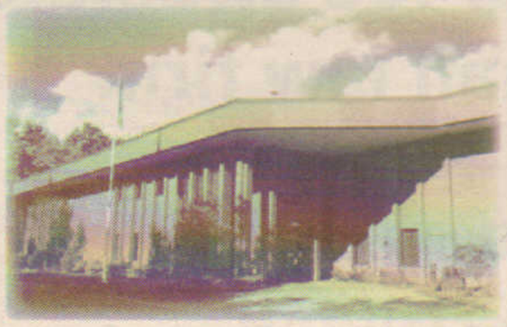


Palmer, MA: 26,000 - 85,000 sf ideal for warehouse or manufacturing. 12 docks, 2 drive-ins, 16' ceilings. 3,000 sf office. Ample power. Minutes to the MassPike exit 8.



Westover Airpark North, Chicopee, MA: 60,000 - 141,000 sf warehouse. 28" ceilings, 8,000 sf office, 12 docks, 1 drive in. Ample employee parking. Minutes to MassPike exit 5.

- Medical/Professional
- High-Tech/Laboratories
- Flex Space
- Distribution Facilities
- Manufacturing
- Warehouse Facilities



Greenfield Corporate Center, Greenfield, MA: 2,200 - 50,000 sf units in attractive campus setting. Wide-open layouts, with furnished and fully networked spaces available. Security desk/card access system and on-site cafeteria.



Chicopee, MA: Finish to suit 4,000 - 20,000 sf units. 26' ceilings, docks and drive-ins available. Located in Westover Industrial Park, convenient to MassPike and I-91.

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April

Aho of O'Brien Commercial Properties sells 28,000 s/f industrial building in Marlborough with Colliers Meredith & Grew

Jones Lang LaSalle leases 47,426 s/f with CB Richard Ellis at Nordblom's Northwest Park, Burlington, to e-Dialog

Wason Assoc. sells 70 room Best Western Inn, Hampton, NH to Jenica Hospitality for $5.32 million

Cook of NAI/J.L. Davis Realty sells 20,000 s/f whse./office building, South Burlington, VT, to Neatec for $1.61 million

Hannah R.E. Investors, Stillwater Inv. Mgmt. and Summers Ptrs. sell Grand Penthouse, Stamford, CT for $1.675 million; Raveis R.E. agent

Fischer R.E. negotiates 22 acre lease for Foyer family in Orange, CT to United Illuminating for 140,000 s/f new headquarters

Normandy R.E. Ptrs. and Five Mile Capital Ptrs. acquire Hancock Tower, Boston, from Broadway Ptrs. for $660.6 million in auction

Ashworth Mortgage places $3.117 million acquisition/construction financing for East Providence, RI warehouse/distribution facility

Hegenbart of NorthMarq Capital arranges $2 million mortgage for EB Realty's 117,000 s/f industrial site in Sudbury, MA

Kelly of Arbor Commercial Funding closes $7.225 million Fannie Mae loan for 55 unit Tennis Rd., Mattapan, MA apartments

Reardon and Corkery of CB Richard Ellis/N.E. facilitate $2.2 million sale of 600,000 s/f West Warren, MA industrial complex

Johnston and Homes of R.W. Holmes Realty lease 21,216 s/f for Perini Corp. to Framingham Heart Study

Newmark Knight Frank leases 34,000 s/f with CBRE/NE in Taunton to Safelite Auto-Glass for AEW Capital Management

J.M. Feeney & Assoc. arranges $5.3 million financing for Extra Space Storage's 120,000 s/f facility in Danvers, MA

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Peter Tilden
CUMMINGS PROPS.



Mark Shair
M&J ASSOCIATES



Michael Grill
FAIRLANE PROPS.



Carol Todreas
TODREAS HANLEY ASSOCIATES



Cary Tarpinian
SARACEN PROPS.



Robert Tambone
ATLANTIC TAMBONE



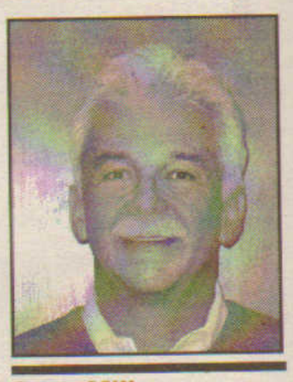
Andy Horvitz
HORVITZ COMMUNICATIONS



Rob Schlager
BULFINCH



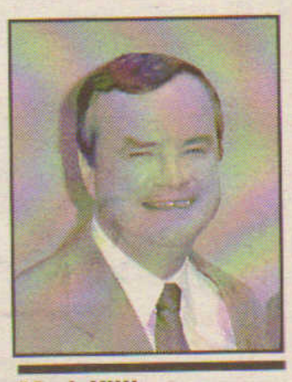
Joseph Castner
KLINGSTUBBINS



Steve Miller
LEVEY MILLER MARETZ



Norman Schnittkind
COPLEY GROUP



Mark Killion
M&T BANK

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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; 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

F.X. Messina Enterprises

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April

Joymark Realty Trust acquires 276-78 Newbury St., Boston, from Mt. Vernon Co.; 10,379 s/f, for $9.65 million

Campanelli Cos. signs lease for 80,000 s/f build-to-suit for IDEX Health & Science at Middleborough Business Park

Harris of Redstone represents Geiger of Austria in 27,600 s/f lease to Italian firm for its Durasol Awnings operations.

Breda and Eakin of Goedecke & Co. arrange $10.56 million loan for 122,718 s/f Stop & Shop Plaza, Enfield, CT to Katz Properties

Spagnolo Gisness and J. Calnan complete PUMA's 129,000 s/f headquarters in Westford, MA; $12.6 million development

HMFH Architects and Suffolk Education building 82,000 s/f Rashi School at Hebrew Senior Life's Newbridge on the Charles

Elaine Const. implements innovation to deliver Third District Court of Middlesex County, Medford, MA; Visnick & Caulfield architect

Condyne signs Curtis Straus to 60,000 s/f lease at Littleton Distribution Center; CBRE and Stubblebine cobrokers

Daume, Jamieson, Smith and Heald of Jones Lang LaSalle close $10 million sale of Ames Pond Corporate Ctr. to Leggat McCall-Dead River

Halprin of New England Retail Props. leases 28,000 s/f to PetSmart at Putnam Bridge Plaza, East Hartford, CT

Sheehan and Sidel of EagleBridge Capital arrange $825,000 construction/mortgage loan for Williamstown Plaza in Mass.

Linear Retail redevelops Fresh Pond Rotary/Alewife Brook Pkwy. site into 47,000 s/f shopping venue

WS Development signs Sugar Heaven, H&M and Brooks Brothers Country Club at 675,000 s/f Legacy Place in Dedham, MA

Cushman & Wakefield brokers sale of 252,096 s/f Enfield Commons; Centro Property Group sells to Paramount Realty Services

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Phil Burgess
BURGESS PROPERTIES



Marcel Poyant
RENE L. POYANT



Maria Hopkins
MARIA HOPKINS ASSOCIATES



Phil Madonia
COLANTONIO, INC.



Julie Brooks
BROOKS PROPERTIES



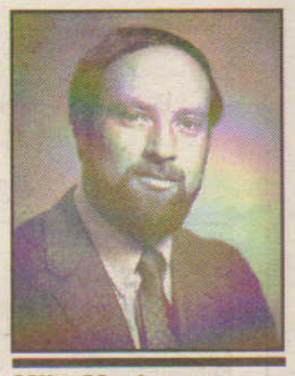
Paul Talkowski
DANIEL J. FLYNN



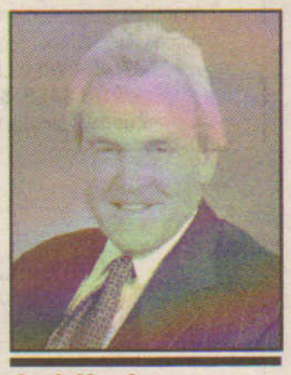
Liz Stocker
NEWTOWN, CT ECON. DEV. CORP.



Dan O'Neill
ADVANTAGE CONST.



Mike Monks
MONKS & CO.



Jack Kerrigan
GRUBB & ELLIS



Richard DeWolfe
DEWOLFE COS.



Robert Crues
TF MORAN

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NEWBURYPORT: 6,668 sq. ft. offices with on-site parking. Walk to City Hall/Superior court. Central heat and A/C. Can be subdivided. **FOR LEASE Starting at $22/SF plus expenses.**
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NEWLY RENOVATED DOWNTOWN OFFICE



NEWBURYPORT: Two story office adjacent to public parking. 1,100 sq. ft., private rest room
FOR LEASE $22/SF modified gross.
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MERRIMAC LANDING OFFICE CONDO



DOWNTOWN NEWBURYPORT, 834 sq. ft. office, central A/C, 2nd floor with elevator.
FOR LEASE $22 SF NNN
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WAREHOUSE/OFFICE NEWBURYPORT INDUSTRIAL PARK



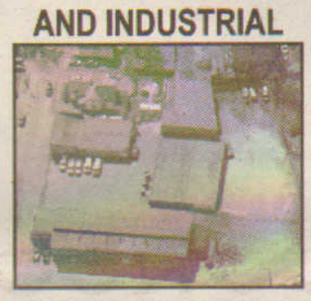
MODERN 14,884 SQ. FT. WAREHOUSE on 1.62 acres, up to 20' clear with o/h door, 2 reception areas, conference & training rooms, 12 offices, lunch/break rooms and ample parking.
"OWNER WILL LEASE-BACK".
FOR SALE: $1,225,000.
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BEST DEAL IN NEWBURYPORT



NEWLY RENOVATED - Industrial Park space, 5 units from 5,000 - 45,000 sq. ft.; 16' clear with loading docks.
FOR LEASE: Starting at $3.99/SF NNN
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BRADFORD OFFICE AND INDUSTRIAL



AVAILABLE: 3,700 sq. ft. Office
FOR LEASE @ $4.87/SF and 3,515 sq. ft. Industrial
FOR LEASE @ $4.00/SF, both plus expenses.
NEAR ROMA RESTAURANT.
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ARMORY CONDO METHUEN



3,000 SF industrial/commercial condo with mezzanine on Route 110; **FOR SALE $209,900. FOR LEASE $1,000/MO** plus expenses.
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HISTORIC MILL & RESIDENTIAL LOT



AMESBURY: 2 story brick mill and vacant 0.9 acre residential lot **FOR SALE $950,000.**
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COMMERCIAL REDEVELOPMENT OPPORTUNITY



HAVERHILL - Excellent retail development opportunity. 5.3 acres with high visibility and 38,000 VPD. Immediate access to Route 495. Presently used as auto dealership. **FOR SALE $3,100,000.**
John McCarthy 978-687-6200 x218

LAWRENCE INDUSTRIAL PARK



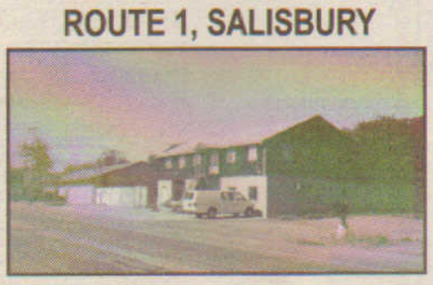
13,000 SQ. FT. MODERN WAREOUSE, 22'-26' clear. **FOR LEASE: $5/SF NNN**
Larry Marocco 978-687-6200 x227

WAREHOUSE/INDUSTRIAL HAVERHILL



11,000 SQ. FT. WAREHOUSE/MANUFACTURING with modern office on 1+ acres. General industrial zone. Drive-in/tailgate loading, ample parking, expansion potential. **FOR SALE $749,000.**
John McCarthy 978-687-6200 x218

3 BUILDING COMPLEX ROUTE 1, SALISBURY



FORMERLY G&G CYCLE, 5,760 sq. ft. showroom. 6,000 sq. ft. hi-bay warehouse and 6,960 sq. ft. repair shop on 2+ acres. Easy access and great visibility.
FOR SALE: $1,295,000.
FOR LEASE FROM $7.50/SF NNN.
Austin Spinella 978-499-9700

HOUSE & WORKSHOP ROUTE 110 MERRIMAC



SINGLE FAMILY house, garage and 2 story workshop/office on 1+ acres; live/work opportunity. 400 amps/3 phase. **FOR SALE: $695,000**
Austin Spinella 978-499-9700

DEVELOPABLE COMMERCIAL LOT SALISBURY



ROUTE 1: 3.1 acres/450' frontage near Seabrook line. **FOR SALE $495,000**
Austin Spinella 978-499-9700

JACKSON STREET RETAIL AVAILABLE



6,100 SQ. FT., HIGH VISIBILITY TRAFFIC RETAIL SPACE with 30 parking spaces; full HVAC. can be subdivided. **FOR LEASE: $10/SF NNN**
Larry Marocco 978-687-6200 x227

May

Cummings Properties extends Thermo Fisher's 107,000 s/f lease at Cummings Center; Grubb & Ellis represents tenant

Nick of NAI J.L. Davis leases 25,450 s/f to U.S. Citizenship & Immigration Services for Taft Corners Assoc.; Dew Const. G.C.

Surprenant of MG Commercial handles 27,000 s/f lease for Checon to three firms at 84 Dunham St., Attleboro, MA

Barr & Barr Builders constructing 132,000 s/f for Eastern Maine Medical Center's Cancer Care & Inst. For Human Genetics

BPG Properties signs six leases, 74,384 s/f, at Highwood office Park, Tewksbury, MA; JLL, C&W, Colliers M&G brokers

Witten, Nolletti, Mancinone, Barbarisi of Marcus & Millichap broker $1.45 million sale of 82,297 s/f buildings in New Britain, CT

Foote and Karney of O,R&L sell 26,450 s/f industrial building in Newington, CT for $1.175 million for RBMC to On Site Gas Systems

Farrelly, Dancoes, Jackson and Johnson of C&W sell 103,413 s/f office building in Hampton, NH for Thermo Fisher Scientific

O'Callaghan of Binswanger Cos. negotiates 55,646 s/f lease to Teleflex Medical for CF Realty Trust in Everett, MA

The Launch and The Moorings at Hingham Shipyard by Samuels & Assoc. under construction by Callahan; Elkus/Manfredi architect

Broadway Ptrs. completes $72.3 million refinancing of 10 Post Office Sq,., Boston; 435,000 s/f; Metro Life provides $53.3 million

Lucas of Love Funding originates $1.1 million HUD 232/223 loan for skilled nursing facility in Houlton, ME

Fantini & Gorga places $15 million for 391 unit Villa Del Rio Apartments for Warwick Associates in Warwick, RI

Goedecke & Co. arrange $10.586 million loan with Liberty Bank for acquisition of 122,718 s/f Stop & Shop Plaza, Enfield, CT

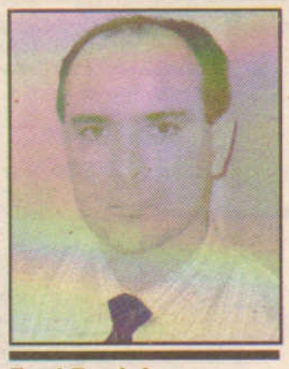
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William Finard
FINARD PROPERTIES



Dennis Nolfi
ELLIOT & CO., LLC



Paul Daniele
PURITAN FLOOD



Warren Brown
THE HAMILTON CO.



Martin Reisner
AUBURN IND'L. DEV.



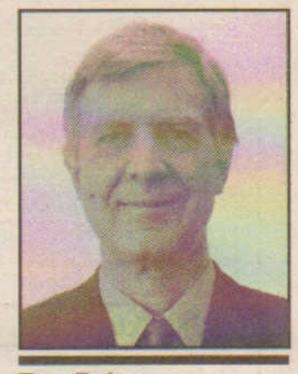
John Scanlan
JK SCANLAN CO., INC.



Lisa Hartman
ALBERT RISK MANAGEMENT



Larry Kirshon
BUSINESS FLOORS



Tom Paine
AGER GROUP



Michael Berry
ABC-MASS.



David Lefebevre
SHANLEY REALTORS



Dave DuPuy
CALLAHAN, INC.



A special thanks goes out to our clients and friends from Wellspeak Dugas & Kane. May you have a prosperous New Year!

Golf Advisory Group

a division of Wellspeak Dugas & Kane

203-669-8920

wdkgolf@yahoo.com

Jeffrey Dugas, Patrick Wellspeak & William Kane

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

2010!

Save the Date!

1/13/2010	REASONABLE AND NOT-SO REASONABLE ACCOMMODATIONS	Granite Links Golf Club, Quincy, MA
1/14/2010	Monthly Breakfast Meeting - Economic Forecast - Past President Recognition	Granite Links Golf Club, Quincy, MA
	2010 Executive Councilors Meeting	Granite Links Golf Club, Quincy, MA
2/5/2010	Skiing Trip IREM Networking Meeting	Loon Mountain, NH
2/16/2010	Breakfast Meeting JOBSEEKERS BREAKFAST	Newton, MA SPACE LIMITED
2/24/2010	Commercial Lease Law Seminar	Best Western Adams Inn, Quincy, MA
2/25/2010	IP Networking Event	Legal Seafood, Braintree, MA
3/5/2010	2010 Ethics - 800 Course	536 Granite Ave., Braintree, MA
3/11-12/2010	2010 MNT402 Managing Real Estate Maintenance Operations	536 Granite Ave., Braintree, MA
3/18/2010	Executive Councilors Meeting Board Room	Four Point Sheraton, Norwood, MA
3/18/2010	Monthly Business Luncheon Meeting AMO® Recognition Legislative Issues	Four Point Sheraton, Norwood, MA
3/23/2010	Maintenance Training / MGT/ Breakfast/Lunch/Hall of Fame Tour all day Seminars/Panel	
	IREM/ NEAHMA Training Meeting co-sponsors	Gillette Stadium, Foxboro, MA
3/24/2010	Boot Camp for the Property Manager Seminar	Best Western Adams Inn, Quincy, MA
4/1-2/2010	2010 MKL405 Marketing and Leasing Strategies for Multifamily Properties	536 Granite Ave, Braintree, MA
4/5-10/2010	2010 RES201 - 6 Day Course Successful Site Management Course 51/2 day	Portsmouth, NH
4/13/2010	Fair Housing Seminar	Best Western Adams Inn, Quincy, MA
4/22/2010	Tri State Conference/Tradeshow	Portsmouth, NH
4/25/2010	IP Networking Event	Royal Sonesta Hotel, Cambridge, MA
5/1-5/2010	IREM Leadership and Legislative Summit featuring IREM Capitol Hill Visit Day	Washington DC
5/12/2010	New England Condo Tradeshow /Expo	Seaport World Trade Center, Boston, MA
5/19-21/2010	2010 RES201 Successful Site Management Course (Second 3 days)	100 Grandview Rd., 3rd floor, Braintree, MA
5/17-21 /2010	2010 Track C: 5 days Asset Analysis Advance Finance And	
	Asset Analysis Component of The CPM Curriculum	Best Western Adams Inn, Quincy, MA
TBA/2010	2010 Alternative Energy & Building Efficiency Conference & Exhibition	Hynes Convention Center Boston, MA
6/3/2010	Breakfast Meeting /Seminar	38 Craft St., Newton, MA SPACE LIMITED
6/2/2010	IP Tour/Networking Event	Bertucci Restaurant Waltham, MA
6/2010	Night out at the Pops with IREM® Boston Chapter #4, CAI & Greater Boston Builders Assoc.	Boston, MA
7/9-10/2010	Northeast Facility, Builders & Maintenance Trade Show (2days)	Convention Center, South Boston, MA
6/11/2010	2011 Nominating Committee Meeting	Best Western Adams Inn, Quincy, MA
	2010 Long Range Planning Meeting	Best Western Adams Inn, Quincy, MA
6/14-18/2010	2010 Track D: 5 days CPM Capstone Final Examination Steps in CPM Credentialing Process	Best Western Adams Inn, Quincy, MA
7/8-9/2010	Northeast Regional Leadership Conference	Chicago, IL
8/19/2010	Executive Board Meeting	50 Redfield St., Dorchester, MA
9/13/2010	2010 Annual Golf Tournament & Election of 2011 Officers & Councilors	Granite Links Golf Club, Quincy, MA
9/13/2010	Friends of IREM Tradeshow/ Expo	Granite Links Golf Club, Quincy, MA
	Non-Golfers Seminar Tax credit	TBA
9/23/2010	(IP) IREM Professionals Networking Event	TBA

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BOSTON METROPOLITAN CHAPTER #4

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May

Jones Lang LaSalle closes $10 million sale of 154,200 s/f Ames Pond Corporate Center, Tewksbury; Dead River sells to Leggat McCall Props.

Brome of Holliday Fenoglio Fowler secures $16.5 million financing for Cornerstone R.E.; to refinance $139,473 loan for Boston offices

Berklee College purchases 13,300 s/f parcels from First Church of Christ Scientist, Boston, 154-174 Mass. Ave., for $6.25 million

CBRE negotiates $17.375 million sale of 2 assets 212 units in Norwich, CT; sold by Equity Residential Property to Midway Investors

Angel Commercial brokers $1.1 million sale for Dimensions in Glass to Team Synergy in Fairfield, CT; leases 4,200 s/f to seller

Cutler Assoc. completes 99 unit Somerville Visiting Nurse Assn.'s assisted living facility designed by Chia-MingSze; HUD 202 funding

Davis Marcus Ptrs. signs Alkermes to 100,000 s/f lease with CB Richard Ellis and Colliers Meredith & Grew at Reservoir Woods

Holmes and Sullivan of R.W. Holmes arrange 75,000 s/f lease in Billerica at K&L Realty's Forest Ridge Park to American Power Cons.

Mancinone and Barbarisi of Marcus & Millichap broker $2.58 million sale; Robert Von Ancken buys 4,600 s/f in Hadley, MA

Seadia of Investment Property Specialists sells 15,144 s/f Westborough, MA strip mall for Westboro Prop. Advisors for $2.5 million

Acorn Mgmt. purchases 4.5 acres in Peabody for $1.3 million; Richards Barry Joyce & Ptrs. and Chartwell Development cobroker

Ferrara of Colonial Props. sells 10,000 s/f building for $525,000 with Dan Combs R.E. for Knights of Columbus, Wallingford, CT

Saugatuck Commercial R.E. named agent for Building & Land Tech.'s 7.6 million s/f Harbor Point mixed use 80 acres in Stamford, CT

Paramount Partners leases 29,151 s/f for West Ridge Realty Advisors' Cape Roads Crossing to Aldi Foods and Dollar Tree

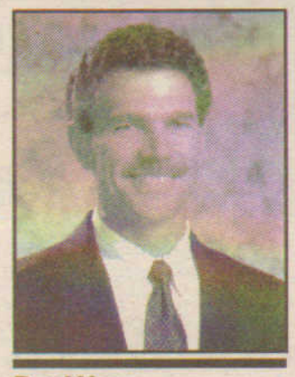
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John Ford
LES VANTS PHOTO



Dan Feiner
MG COMMERCIAL



Brad Vear
VEAR COMMERCIAL



Mark Becker
KEYPOINT PARTNERS



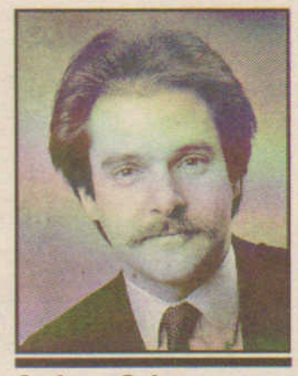
Andy Levy
MEG COS.



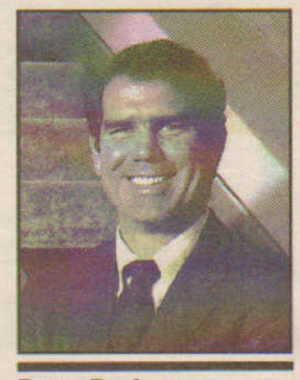
Joel Kadis
LINEAR RETAIL



David Ciciline
CITY OF PROVIDENCE



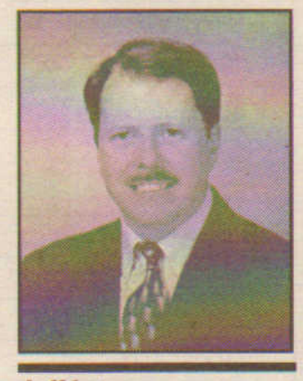
Andrew Cohen
CENTURY INVESTMENT



Peter Barber
NDC DEVELOPMENT



Casey Piche
BIERBRIER DEV.



Jeff Luter
FULCRUM ASSOC.



Moore McLaughlin
ALL STATES 1031

Continued Success

to all and a

Happy New Year!

U

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Currently Available 2,300sf - 6,000sf
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June

Stubblebine represents KS Partners in 22,883 s/f lease to SemiLab AMS; Johnston of R.W. Holmes Realty represents tenant

O'Hara of Coldwell Banker completes 50,000 s/f lease for Mountain Development in Milford, CT; Dillon of CBRE reprsents tenant

Dalton of DTZ FHO Ptrs. brokers 37,695 s/f lease renewal for Gale Int'l. and Mack-Cali Realty; Adams and Pergola of Cushman Wakefield aid

Flaherty and Hansen of Colliers M&G lease 19,711 s/f to Acceleron Pharma for Massachusetts Institute of Technology

Christie and McGee of NAI Hunneman broker $1.3 million sale of 12,000 s/f retail building for F&M Trust in Tewksbury, MA

Malone Commercial completes four transactions, 20,407 s/f in Portland, Biddeford & Windham, including 15,372 s/f industrial site

HMFH Architects wins lighting design award from N.E. IESNA for renovations at Brookline Town Hall

MassHousing makes $14 million loan commitment for Washington-Beech redevelopment; CWC Builders GC; ICON Architecture

CBRE/The Boulos Co. completes 10 transactions in Portland, Sanford & Augusta, 33,966 s/f; includes sale of 239 room Holiday Inn by Bay

Press of Press/Cuozzo Comm'l. sells 3 buildings for Hallandale Realty to Hancock Lincoln for $1 million in West Haven, CT

Allaire of ERA Key Commercial sells building on 1.33 acres for John, Marye and Richard Ruzila to J&T Property Management for $235,000

LaBossiere of Cummings Properties negotiates 10,600 s/f lease in Woburn to Exceelimmune for Cummings Foundation

Conrad Group sells 12,500 s/f Rockland, MA property for $2 million for Diven Properties; Conrad and McAvoy broker transaction

Geary of Klemmer Assoc. brokers $975,000 sale of 76,802 s/f site in Peterborough, NH; Lang and Foskett of Masiello Group rep seller

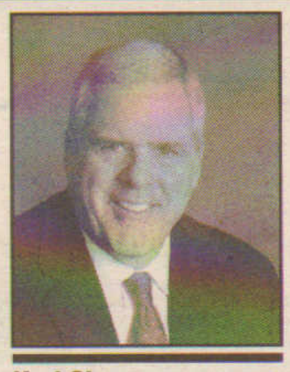
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Peter Goedecke
GOEDECKE & CO.



John Parsons
PARSONS COMMERCIAL



Karl Sherry
HAYES & SHERRY



Jim Pereira
MARTINI NORTHERN



Mark McLean
CONDYNE



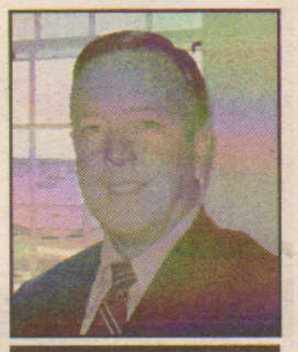
William Suglia
CITIZENS BANK



Barbara Hanley
GOLF & LAND ECONOMICS



Mark DiNapoli
SUFFOLK CONST.



Rick Barnes
SEA WATCH REALTY



Vin Albanese
PARAMOUNT PTRS.



Susan Phillips
CBRE/BOULOS CO.



David Mitchell
RADER PROPERTIES

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Former Circuit City Location
Taft Corners Park, Williston, VT

5,000 to 27,600 SF

Lease Rate: $12.00 to $15.00/SF NNN

Traffic Counts : Route 2A: 22,500, Interstate 89: 36,100

Other Retailers: Wal-Mart, Home Depot, Toys "R" Us, Marshalls, PetSmart, Bed Bath & Beyond, Hannaford, Ponderosa, Gardener's Supply

Parking Ratio: 5:1



NAI / J.L. Davis Realty
2822 St. George Road
PO Box 220
Williston, VT 05495

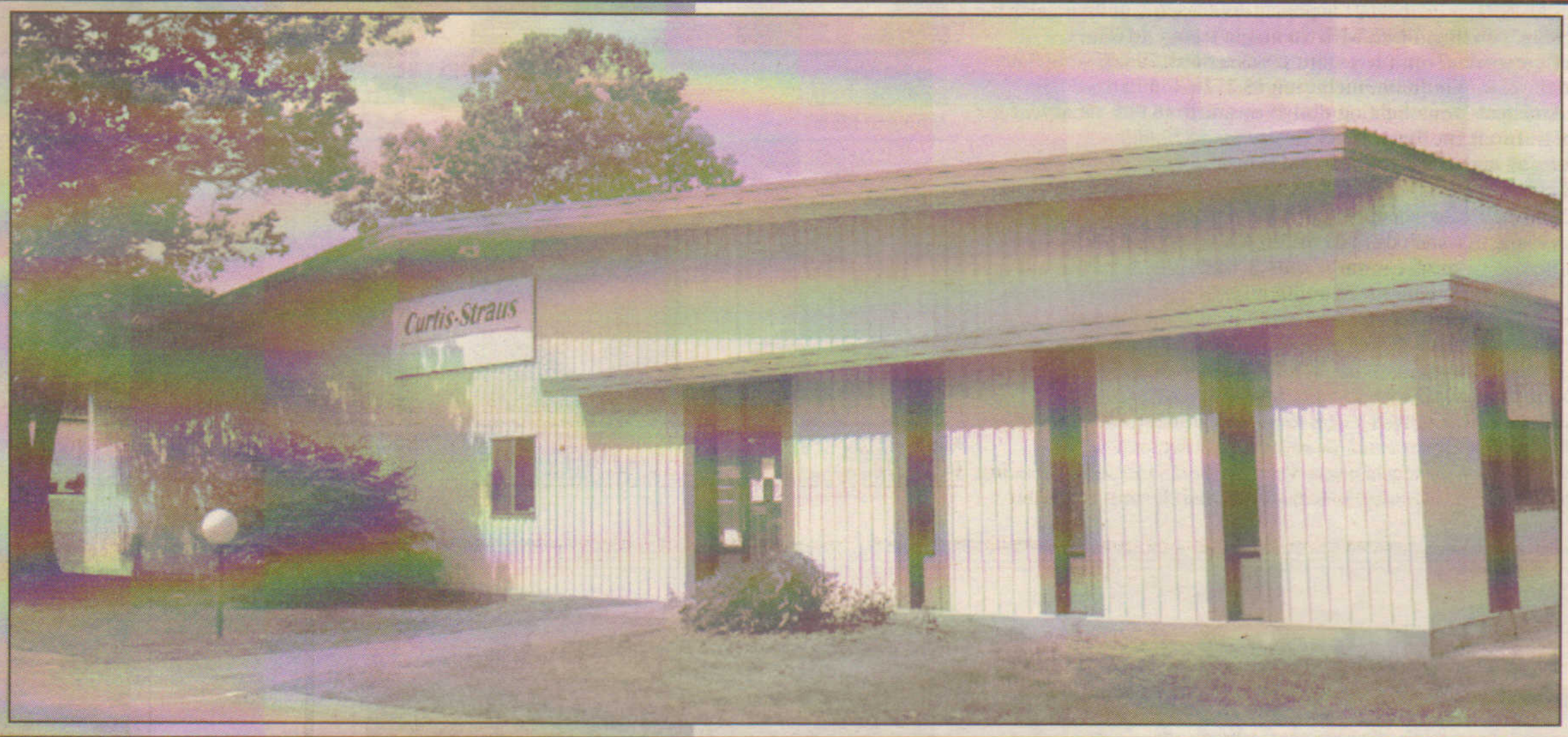
Contact: Jeff Nick
Phone: 802-878-9000
Fax: 802-879-0553
jeffnick@jldavisrealty.com
www.jldavisrealty.com

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For Sale or Lease

527 & 535 Great Road Littleton, Massachusetts



INDUSTRIAL PROPERTY

527 Great Road: 18,000 SF on 1.8 Acres | 535 Great Road: 1.91 Acre Vacant Lot

Specifications:

527 Great Road

Building Size:	**18,000 SF**
Office Area:	**4,332 SF ±**
Land:	**1.8 Acres**
Ceiling Height:	**12-14' clear**
Zoning:	**Industrial A (in aquifer zone)**
Power:	**1,600 amps**
Heat:	**Forced hot air by oil system**
A/C:	**100% AC**
Septic:	**Private septic**
Sale Price:	**$1,395,000**

535 Great Road

Lot Size:	**1.91 Acres**
Zoning:	**Industrial A (in aquifer zone)**
Sale Price:	**$395,000**



Strategically located less than 1 (one) mile from the intersection of I-495 and Rt. 119, 527 & 535 Great Road are adjacent industrial properties in an attractively landscaped park. The properties are available for sale or lease separately or together. 527 Great Road is a well maintained single story industrial building on 1.8 acres. The building boasts a number of outstanding features, including heavy power (1600 Amps), 100% AC, and both drive-in and tailboard docks. 535 Great Road is a 1.91 acre land site.

Listing Agent:

THE STUBBLEBINE COMPANY

CORFAC INTERNATIONAL

James Stubblebine
David Stubblebine
Ellen Garthoff

One Cranberry Hill
Lexington, MA 02421
Phone (781) 862-6168
FAX (781) 862-6212

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.

June

McKinley and Matt of Kelleher & Sadowsky broker $650,000 sale of 11,890 s/f ind'l. building for Sword St. Trust to House of Spices

Baystate Biofuels solidifies plans for company launch at Osgood Landing, North Andover, MA owned by Ozzy Properties

VinCo Properties to hold opening of 55,000 s/f Shops at Chestnut Green in Foxborough Pizza Time and Tanorama

NAI Hunneman brokers 10,422 s/f, three leases in Boston's Fort Point/Seaport District for Congress Plaza

CBL & Associates Properties to provide landlord representation for Kraft Group's Patriot Place with Strategic Retail Advisors

Linbeck completes Tufts University's Packard Hall expansion and renovation; Wm. Rawn Assoc. architect; Schofield Bros. Engineer

Weirsman and Doyle of Colonial Props. sell 15,000 s/f offices for Milford Research Dr. Prop. to SS Realty for $825,000

Griffin Land leases 40,344 s/f to KMC Music in Bloomfield with Cushman & Wakefield, Sentry Commercial & CRESA R.E. Partners

Lee Kennedy Co. breaks ground for $19 million Boston Conservatory expansion; Handel Archts. design; KV Assoc. owner's rep

Ashworth Mortgage places $15.2 million for Nike warehouse and distribution facility in Greenland, NH

Marcus & Millichap sells 132,984 s/f Home Depot in Bridgewater, MA for $11.55 million; Boston and Manhattan offices cobroker

The Lightstone Group secures 38,350 s/f lease extensions at Bernie's Cumberland Plaza in North Attleboro, MA

Fantini & Gorga arrange $22.2m financing for Boston Conservatory $30 million project; construction and permanent loan

Jasie of Pioneer Financial Group closes on $2.25 million refinancing for Gore Street Props.' Quincy, MA apartment buildings

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Bill Norton
NORTON ASSET MANAGEMENT



John Kline
NAI HUNNEMAN



Bill Kelleher
KELLEHER & SADOWSKY



Mark Dickinson
DICKINSON DEV.



Tom Leetch
PEOPLES FEDERAL



Gerry Surprenant
MG COMMERCIAL



Mark Koenig
MARK KOENIG CO.



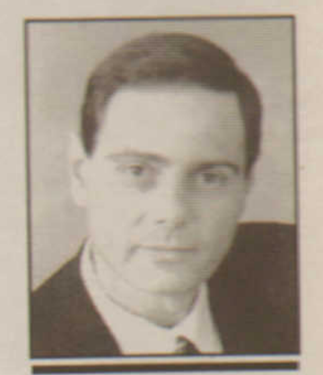
Robert Yale
SVN/COMVEST



John Hall
CHAPMAN CONST.



Norman Levenson
COPLEY GROUP



Tom Andolfo
ANDOLFO APPRAISAL

Rick Vazza
VAZZA COMPANY

Wishing Everyone

Happy Holidays

and a

Successful 2010.

Ted Saraceno Cary Tarpinian Travis Powell

SARACEN properties

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Waltham, MA 02453
(781) 250-8010

At this very special time of year, we want to thank our 2009 clients who helped make our year a tremendous success.

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AcadiaSoft, Inc.
BlueStone Energy Services, LTD
Bowen Advisors
Callahan Hoffman, Inc.
Cambridge Savings Bank
Charthouse Capital
Citizens Bank
Commercial Loan Investors
Curves for Women
EnergyUSA Propane, Inc.
F.P. Giglio Enterprises
GDW & Associates Trust
Global Data Systems, Inc.
Hingham Shipyard Marinas, LLC
Kahians ApplianceOne and HDTV
Media3 Technologies, LLC
MetroPCS Wireless, Inc.
Navix Diagnostix, Inc.
NES Financial Corp.
Wight & Company
Orbis Financial Solutions
Paul Barry
RBC Capital Markets
Rockland Trust Company
Samuels & Associates
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Shire Human Genetic Therapies, Inc.
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SRW Contractors' Supply Co., Inc.
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Walpole Woodworkers, Inc.
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July

The Stubblebine Co. sells two buildings, 219,000 s/f, to First American Realty for Attleboro Corp. Campus for $5.166.5 million

The Abbey Group's 45 Province St., 32 story condo, celebrates opening with Suffolk Const., Bruner-Cott Assoc. architect

Malone commercial brokers negotiates 10,000 s/f lease to WE Aubuchon in Portland from Remic Props.; sells 2 sites for $2.8 million

Fantini & Gorga and Eastern Bank arrange $6 million acquisition financing to TarcoProps. for Wallingford, CT storage facilities

ReArch Co., Red River Computer & Common Man Inn/Restaurant re-developing 62,184 s/f Monadnock Mills Claremont, NH; $11.41 million

Geary of Klemmer Assoc. brokers sale of 76,802 s/f industrial bldg., Peterborough, NH, for $975,000 with Masiello Group (for seller)

KeyPoint Partners awarded property management contract for 19 acre 280,000 s/f Bayside Expo, Boston, by CMAT 1999-C2 Mt. Vernon St.

Gratton, Fahey & Donovan of DTZ FHO rep. Broadway Ptrs. for 105,062 s/f lease renewal in Waltham to MultiPlan at Bay Colony

Hogan of Hayes & Sherry sells 20,000 s/f light/industrial office building for $720,000: Paskalis of MG Commercial reps buyer

Ross of Tremont Realty Capital arranges $4.749 million financing for 42,500 s/f multi story office and 8,068 s/f day care center

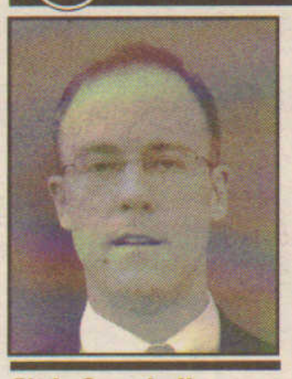
Cushman & Wakefield close long term leases, 138,000 s/f, at 1000 Washington St., Boston, to four Mass. state agencies

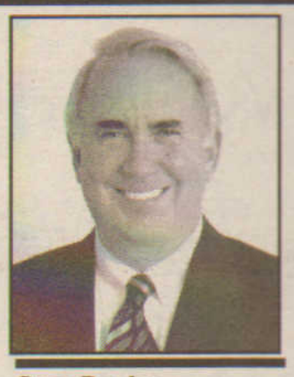
Houlihan-Parnes Realtors arranges first mortgage financing of $2.45 million to refinance 45 apartments in Bridgeport, CT

MBREA turns 75; opens Appraisal Hall of Fame' honors to Burns, Akerson, Boudreau, Byrnes, Dennis, Hewitt, Kinsella, Simmons, etc.

VinCo Props. opens Shops at Chestnut Green, Foxborough; 200 apts., 55,000 s/f retail, 98,000 s/f offices, 40 acres open space

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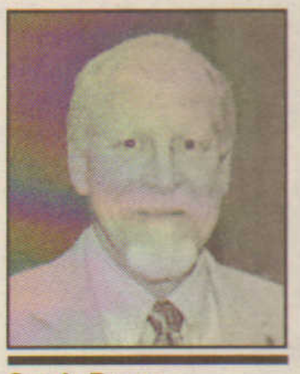

Chris Campbell
NET LEASE CAPITAL


Greg Boulos
CBRE/BOULOS CO.


Rachel Roginsky
PINNACLE ADVISORS


Jeff Fraun
HAYES & SHERRY

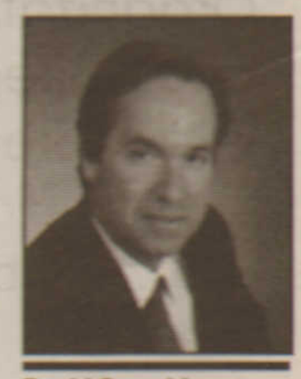

Jack Conway
CONWAY & CO.

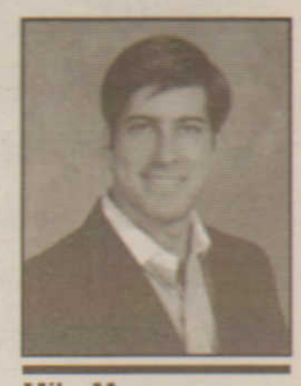

Sandy Brown
CALE COMMERCIAL


Lisa Wexler
ELAINE
CONSTRUCTION


Susan Leff
WELLS FARGO


Scott Avedisian
CITY OF WARWICK, RI


David Smookler
DARTMOUTH CO.


Mike Marcone
MARCONE CAPITAL


Lewis Heafitz
EQUITY INDUSTRIAL

ABC
Associated Builders and Contractors, Inc.

Massachusetts Chapter

Special thanks to our members for their support throughout 2009.
Seasons greetings and best wishes for a healthy and prosperous new year.



Associated Builders and Contractors Massachusetts Chapter
200 Wheeler Road, Burlington, MA 01803
(781) 273-0123 Fax (781) 273-3304
www.abcma.org

Happy Holidays and Best Wishes for a Happy New Year

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About S-C Management

As a firm with a solid reputation for excellence backed by over thirty-years of experience, S-C Management is proud to offer its clients comprehensive property management, financial management and consulting services.

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Irma M. Schretter, President • ims@s-cmanagement.com
James Regis, Vice President • jregis@s-cmanagement.com
Phone 617-566-1026 • Fax 617-734-4518

July

Gemini R.E. Advisors recapitalizes Holiday Inn Express, Boston, for $15.1 million; Camden National grants permanent loan of $11 million

Newmark Knight Frank represents KS Ptrs. in 20,810 s/f lease to World Travel Holdings at Fordham Office Park, Wilmington, MA

Fugit of Hastings brokers $3.05 million sale of 10,930 s/f retail building (Rite Aid) by Rende, LLC in Hamden, CT

Tishman completes $17 million renovation of 143 room Copley Square Hotel for CapStar Copley; Arrowstreet redesigner

RF Walsh completes 50,000 s/f Connell Emergency Dept. at St. Elizabeth's Medical Center, Boston; $30 million project

Skanska USA opens $29 million 23,000 s/f addition/renovation at Nantucket Memorial Airport; AECOM project designer and engineer

Walsh Bros. starts on $48 million Salem State College residence hall; DiMella Shaffer designs 162,637 s/f living and dining facility

Christie, McGee and Barroso of NAI Hunneman arrange $12 million apartment portfolio sale; 90 units sold by ADA Props.

Dunne, Bardsley, Gavin and Leonard of CBRE/NY rep. GERA Danbury in $72.4m merger with Matrix Connecticut in Danbury, CT

DesRochers and Costala of NorthMarq Capital arrange $12.375 million mortgage for Whole Foods in Darien, CT for Darien WF

Davis of Centro Props. Group leases 30,000 s/f at Crossroads Shopping center, Manchester, CT to Saver's with Dartmouth Co.

Horvath and Tremblay of Marcus & Millichap sell 2 ground leases to McDonald's in Whitman, $1.22 million, and Florida, $1.067 million

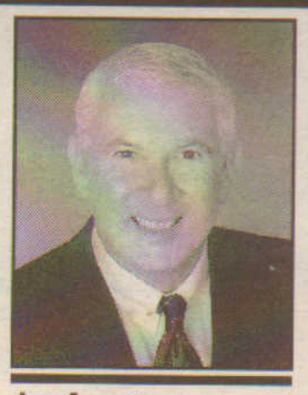
U.S. Pavement Services completes 65,000 s/f parking lot repave at BJ's Wholesale headquarters in two weekends in Natick, MA

Edwards of Arbor Comm'l Funding closes two Fannie Mae DUS leans in West Haven and Seymour, CT totaling $2.3 million

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Scott Pray
D.F. PRAY



Joe Accetta
ACCETTA & ASSOC.



John Samenfeld
PRO CON INC



Lisa DonFrancesco
SAINT JAMES R.E. ADVISORS



Irma Schretter
S-C MANAGEMENT



Katherine Wellington
IPS, INC.



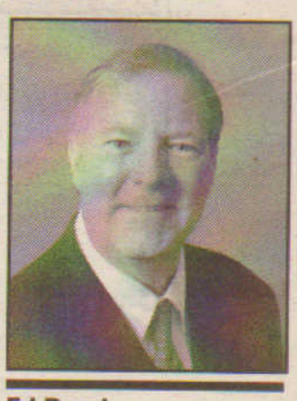
James Stubblebine
STUBBLEBINE CO.



Robert Conrad
THE CONRAD GROUP



Doug Morrison
CALLAHAN, INC.



Ed Bond
BOND BROS.



Patrick Ford
NEW ENGLAND HOTEL



Greg Micallef
OLYMPUS GROUP

INDUSTRIAL BUILDINGS FOR SALE

Springfield, Mass.:
125,000/SF (7,654/SF office; 117,666/SF industrial) on 7 acres, 18'-20' ceilings, 7 docks, high power.



Chicopee, Mass.:
Modern Industrial, 105,420/SF, high bay, docks, overhead doors, located right at the Mass Pike ramp.



Holyoke, Mass.:
Manufacturing, 76,880/SF, plus a modern one story building, 12'-15' ceilings, 4 docks, 5 doors.

INDUSTRIAL SPACE FOR LEASE



Palmer, Mass.:
Warehouse/distribution: 3 loading docks, 21' ceilings, close to the Mass Pike. Low lease rates.



Springfield, Mass.:
Industrial & Office: 20,000/SF office, 21,000/SF manufacturing, 2 loading docks, 12' ceilings, 25 private offices.



Westfield, Mass.:
Warehouse, 105,000/SF, 16'-32' ceilings, 7 overhead, divisible to 26,600/SF or 10,000/SF.

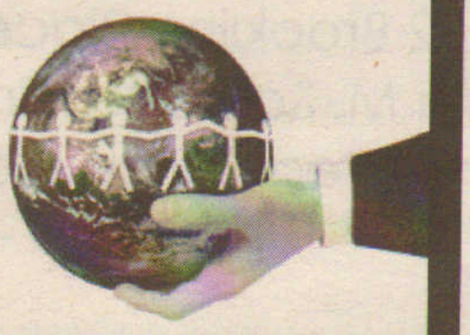
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- Corporate Services & Relocation

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HFF understands how to close deals in today's capital constrained, uncertain and confusing market. If you have questions regarding financing, sales, distressed debt/REO, loan sales, or equity needs, please contact an HFF representative.

HFF HAS THE ANSWERS.



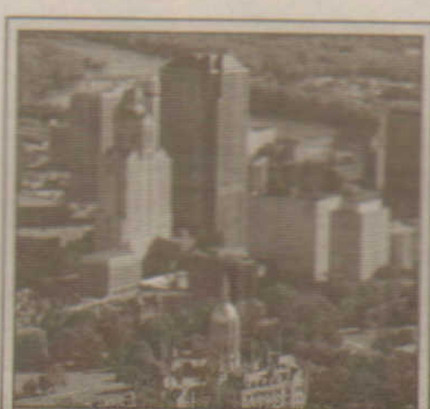
CENTER FOR LIFE SCIENCE | BOSTON

$350,000,000 Fixed-rate Loan
700,000 SF Class A Research Facility
Boston, MA



JEFFERSON AT DEDHAM STATION

$31,050,000 Fixed-rate Loan
300-unit Multi-Housing Community
Dedham, MA



CITYPLACE I

$39,000,000 Adjustable-rate Bridge Loan
885,000 SF Class A Office Tower
Hartford, CT



101 MERRIMAC STREET

$25,000,000 Fixed-rate Loan
10-Story Office Building
Boston, MA



26 & 62 FOREST STREET

$16,300,000 Fixed-rate Loan
Two-Building Office Campus
Marlborough, MA



24 FEDERAL STREET & 3 PO SQUARE

$16,500,000 Fixed-rate Refinancing
Two Office Buildings
Boston, MA



VERNON PLACE SHOPS

$3,750,000 Fixed-rate Refinancing
61,000 SF Neighborhood Shopping Center
Eastchester, NY



147 MILK STREET

$13,700,000 First Mortgage Financing
52,337 SF Medical Office Building
Boston, MA

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HFF BOSTON | One Post Office Square | Suite 3500 | Boston, MA 02109 | t (617) 338-0990 | f (617) 338-2150

August

Kaplan Commercial Props. reps Rainbow Movers in 21,000 s/f lease for KREG in Bellingham, MA

ARA New England brokers $9 million sale of 91 unit apartment community for EQR-Quail Run Vistas in Attleboro, MA

JJManning Auctioneers sells 57 unit Microtel Inn & Suites in Dover, NH for $2.62 million; 27,000 s/f sold for Bank of New England

Planet Fitness of Newington, NH plans to open 70 locations, 1.2 million s/f in 2009; has 280 sites now, looks to expand

Riccio and Kubas of CB Richard Ellis Capital Markets arrange $10.5 million financing for four industrial sites in N.E. Tradeport

Arbor Commercial Funding closes on $7.78 million Fannie Mae DUS loan; for 128 unit multifamily property in Bridgeport, CT

Morizio of Colliers Dow & Condon leases 65,000 s/f at the Argo Center in Berlin, CT to ABC Supply; phase one complete

Braun and Cawley of United Multi Family arrange sale of two properties for $2.5 million in Allston & Worcester; Wainright bank loan

Gnazzo and Darling of CWCapital originate $130 million financing for Curtis Kemeny's 508 unit Church Park apartments in Boston

Herron and LaBine of HFF place $25 million financing for H.N. Gorin's 159,173 s/f Boston offices with Unum Group

M&T Realty Capital closes $20.1 million loan for three building apt. complex in Boston's Fenway area; 111 units

Stubblebine Co./CORFAC Int'l. arranges $5.266 million sale of two properties for Preferred Unlimited to First American Realty

Vogell of Mortgage Resources arranges $9.3 million loan for 176 unit Tanglewood Village Apts. in West Warwick, RI

Feiner of MG Commercial sells 2 buildings, 21,600 s/f, in Providence and North Providence for $1.238 million

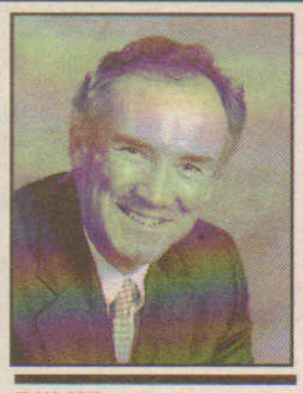
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Aaron Glazer
MASIELLO GROUP



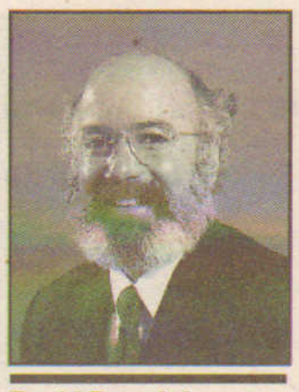
Ken MacKenzie
GOULSTON & STORRS



Bill Kiley
COLDWELL BANKER



Matt Ladd
FULCRUM ASSOC.



David Burwick
GLICKMAN KOVAGO



Carl Valeri
HAMILTON CO.



Richard Poyant
POYANT SIGNS



Andrew Ravech
NAI HUNNEMAN



Fred Allyn
ALLYN & ASSOC.



Dan Cordeau
JONES LANG LASALLE

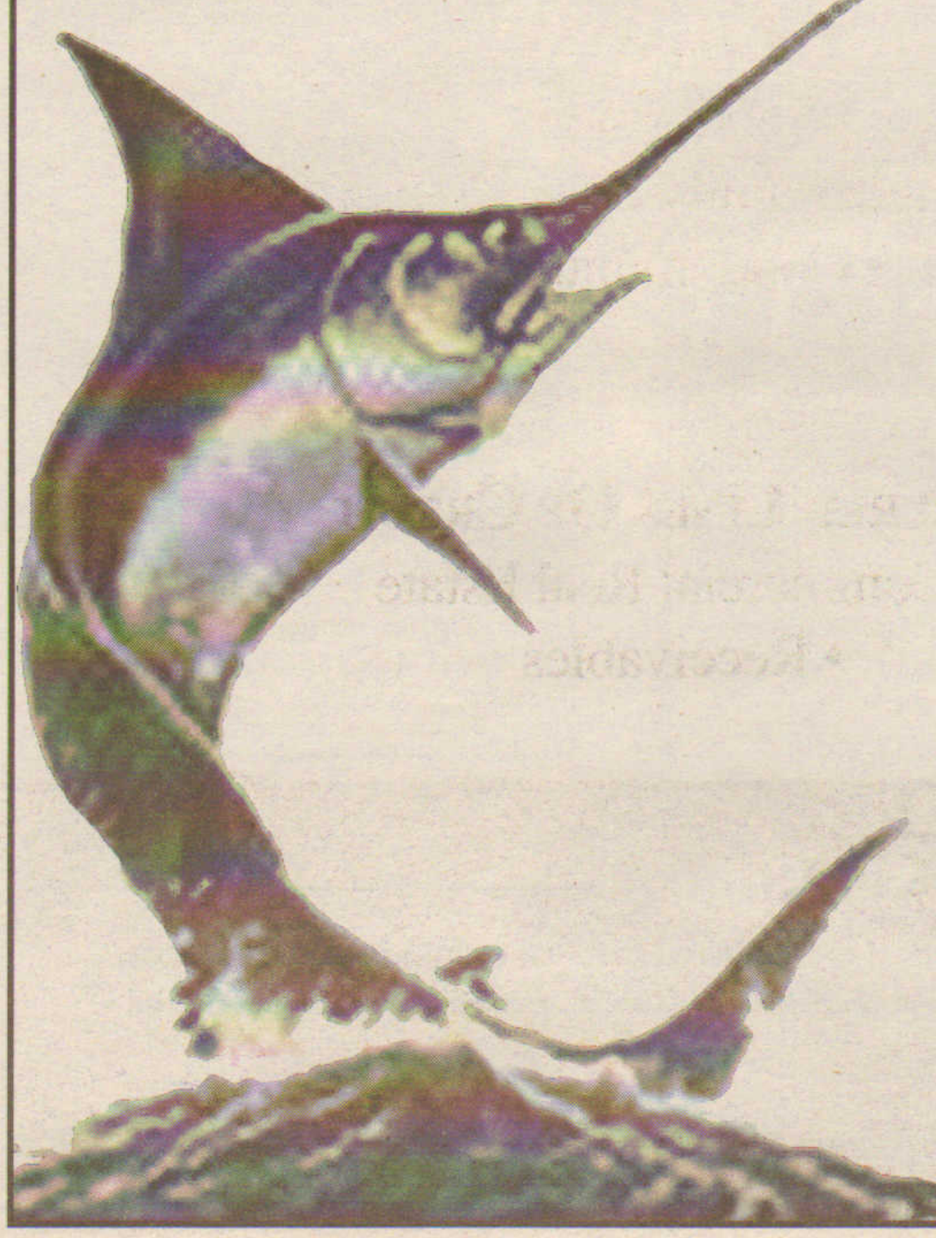


Andy Murray
KATZ COS.



David Stubblebine
STUBBLEBINE CO.

Sending our best wishes for a joyous holiday season and a prosperous 2010



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Whether it is relationships with our capital sources or with our clients, we are constantly striving to improve our dealings.

COMMERCIAL DIVISION

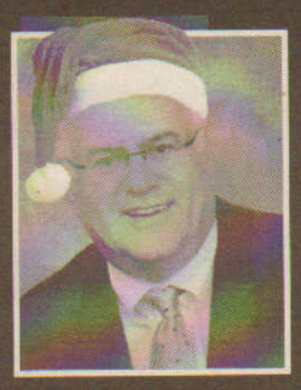
PERMANENT LOANS:
- Office Buildings
- Retail Centers
- Apartment Buildings
- Industrial Buildings

CONSTRUCTION LOANS:
- Office Buildings
- Retail Centers
- Apartment Buildings

LAND ACQUISITION / DEVELOPMENT / CONSTRUCTION LOANS:
- Subdivisions
- Single Family Spec Houses
- Condominiums

SECURED LINES OF CREDIT
- Commercial Real Estate
- Receivables

BUILDERS ASSOCIATION of GREATER BOSTON



REF ASSOCIATION

Sid Spiegel
Vice President - Commercial Division
Phone: 781-684-5712
Sid.Spiegel@NEMoves.com
1601 Trapelo Road, Suite 30, Waltham, MA 02451

August

Wilson and Lipscomb of Richard Barry Joyce & Ptrs. represent Altid Enterp. In 246,000 s/f lease with Cushman & Wakefield in Stratham, NH

Teague & Rizzo of FHO Ptrs. and Cushman & Wakefield lease 33,857 s/f for Maric in Westwood to Acumentrics

Matthews Comm'l. and CBRE broker $1.275 million sale of Naugatuck industrial facility for Jonathan Keller to Northeastern Comm.

Suffolk Education begins construction on $39.6 million Boston Renaissance Charter School designed by HMFH in Hyde Park

Gilbane handles construction mgmt. for $31 millionTufts University Regional Biosafety Laboratory designed for Flad & Associates

Consigli Construction selected to oversee $45 million Central Maine Medical expansion of emergency department in Portland, ME

RF Walsh completes three story 50,000 s/f emergency dept. for St. Elizabeth's Medical Cener, Boston; TRO Jung/Brannen architect

Delaney, Spencer and Ewing of Grubb & Ellis broker $2.5 million sale for Somerville Hsng. Grp., to Green Cab; 24,000 s/f ind'l. facility

Epstein of Holliday Fenoglio Fowler arranges $6.5 million loan for Phoenix Merrill Road's Pittsfield Plaza, 126,00 s/f

WS Development's 675,000 s/f Legacy Place in Dedham opens with 30,000 s/f L.L. Bean store and Showcase Cinema de Lux

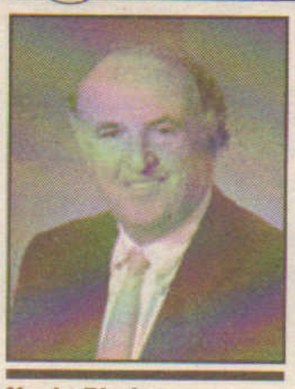
Denenberg Realty Advisors leases 10,302 s/f to Family Dollar in downtown Roslindale; exclusive broker for tenant

Witten and Balletto of Marcus & Millichap sole brokers in $2.7 million sale of 20 unit apartments in Norwalk, Conn.

RK Associates executes four leases, 17,000 s/f, at RK Easton Village to Dollar Tree, TDS Studio, Touch of Design, PC Guyz

R.W. Holmes Realty leases 10,000 s/f to BJ's Wholesale Club in Natick, MA; Garry Holmes assists in 6,000 s/f office expansion

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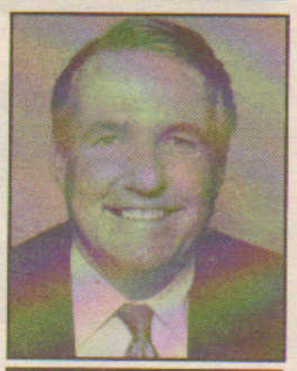
Kevin Phelan
COLLIERS MEREDITH & GREW



Scott Jamieson
JONES LANG LASALLE



Ron Boufford
PRUDENTIAL VERANI



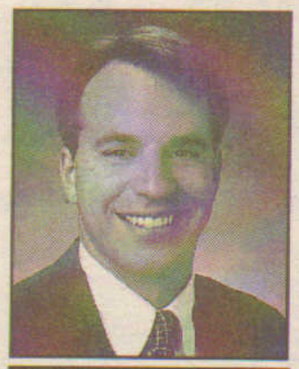
John Fowler
HOLLIDAY FENOGLIO FOWLER



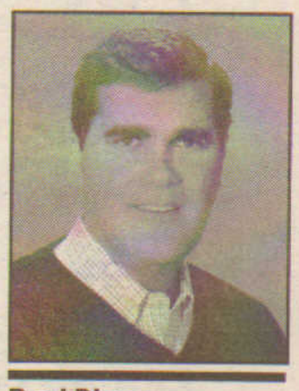
Anthony Tambone
ATLANTIC TAMBONE



Norman Beretta
BERETTA REALTY



Mike Giancola
SOUTHEAST COMMERCIAL R.E.



Brad Dimeo
DIMEO CONST.



Jim Harnden
RAM HARNDEN



Brad Casler
CASLER & CO.



Chip Batchelder
R.M. BRADLEY



Richard Lundgren
NAI HUNNEMAN

Shepherd Associates

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e-mail: shepherdco@yahoo.com • web: www.shepherdnet.com

William J. Pastuszek, Jr., MAI, SRA, MRA

249 Vanderbilt Avenue

Norwood, Massachusetts



Specifications

Available SF:	45,000 SF Available Second Floor This space is subdividable
Total Building Size:	90,000 SF
Expandable:	48,000 additional SF
Acres:	7
Zoning:	Office/Limited Ind.
Year Constructed:	1998
Parking:	430 Spaces
Utilities:	Electric: Norwood Electric Gas: Key Span Water: Town of Norwood Sewer:Town of Norwood
Tenants in Park:	Gryphon Networks, Specta, Energy/Algonquin Gas, Barcardi Rum, Altair/Pratt Whitney
Location:	Park Place Business Center Off Route 1, access to 95, 495, 128, 93 & 24

FULL FEES

Information or Appointment

Elliot Ravech or Dennis Nolfi
212 Carnegie Row
Norwood, MA 02062
ravech@msn.com
dnolfi@hotmail.com

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

September

Norden of Burgess Properties sells 15,000 s/f industrial condo for $1.14 million; Ringuette of Stubblebine represents seller

Fodera of East Cost Development completes four townhouses on Berlandi rooming house site; financed by Cambridge Trust

Q10/New England Realty Resource places $14.5 million on The Timberland Co. headquarters; 246,000 s/f in Stratham, NH

Witten and Balletto of Marcus & Millichap broker $2.7 million sale of 20 unit apt. complex in Norwalk to Fairfield Opportunity Investors

Weston Solutions revitalizes contaminated property in Concord, NH., into LEED certified energy efficient sustainable green building

CB Richard Ellis handles $72.4 million Corporate Center, Danbury, transaction; reps GERA Danbury in transfer of 1.047m s/f offices

Griffin, Butler and St. John of Cushman & Wakefield broker $21.5 million 366 unit apartment portfolio sale in West Springfield, MA

Dickinson Dev. signs Market Basket to anchor $20 million Riverside Landing project, New Bedford; 95,000 s/f supermarket flagship

Gibbons of ABG Realty completes two sales in Somerville and Everett, 24,000 s/f industrial facility and 5.7 acres, for $9.75 million

Gorga of Fantini & Gorga places $7.2 million loan for Middletown Assoc.' 240 unit East Bay Village Apartments in Middletown, CT

Brome and Febres-Mazzei of HFF secure $49 million financing for City Place I in Hartford, 885,000 s/f; People's United Bank loan

The Conrad Group brokers two sale transactions in Hanover, MA totaling $2.86 million for Hanover Shop Realty Trust

Abo and Morizio of Colliers Dow & Condon broker 56,000 s/f lease with Jennings Real Estate in Chicopee, MA

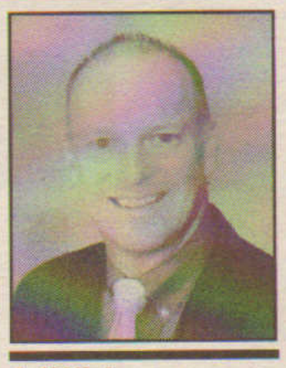
Picerne Real Estate Group begins upgrades of its 38 Rhode Island communities; $26 million project in ten cities and towns

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Harold Sadowsky
KELLEHER & SADOWSKY


David Cary
INTEGRA REALTY


Mark Levy
RIVERSIDE PROPS.


Jeff Nick
J.L. DAVIS REALTY


Kelley Hannon
IREM-BOSTON


John Rosenthal
MEREDITH MANAGEMENT

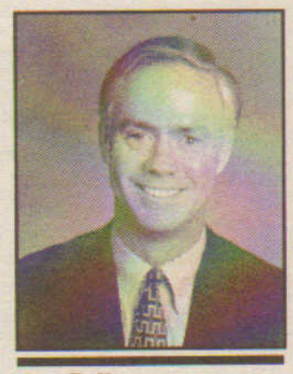

John Butera
CENTRAL MAINE GROWTH COUNCIL


Mark Shear
BERMAN AUCTION


Norman Gosline
GOSLINE + CO.


Nanette St. Pierre
ST. PIERRE DEV.


William Farley
CBRE

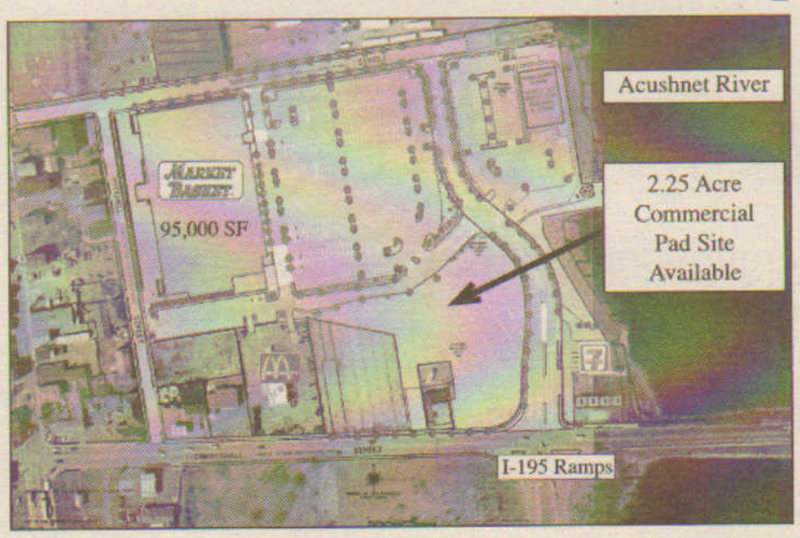

Joe Fallon
FHO-DTZ

RIVERSIDE LANDING

UNDER CONSTRUCTION



Market Basket Opening Summer 2010



Location: Ideally located adjacent at off ramp of I-195 at Coggeshall Street. Easily accessible to downtown New Bedford an interstate

Trade Area: New Bedford, Fairhaven, Acushnet and Dartmouth

Development Team:

D W White Construction Dickinson Development

Demographics	1 mile	3 miles	5 miles
Population	25,210	96,198	135,229

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On behalf of our entire team, we would like to thank all of our clients for making 2009 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 2010.

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During This Holiday Season

and

the Year Ahead

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F: 603-679-9685
Email: KristaS@envirovantage.com

www.EnviroVantage.com

September

CBRE Realty Trust purchases 238,370 s/f warehouse/distribution facility for $18.95 million; leased to Best Buy Stores in Bellingham, MA

Sidel and Sheehan of EagleBridge Capital arrange $850,000 financing for Landing at Braintree, MA 12 unit apartment building

BioHelix Corp. leases 10,000 s/f space at 500 Cummings Center; Beverly, MA; work starts on research/product facility

Kirby of Lyman Real Estate brokers $922,000 sale of 10,000 s/f Canterbury, CT retail plaza with Marcus & Millichap

Edwards of Arbor Commercial Funding closes on $905,000 loan for 60 unit Mansfield Apartments in Hartford, CT

Hird of OR&L Commercial brokers $955,000 sale of Naugatuck business site for Henry Sobolewski to Par LLC

Anshen+Allen designs 140,000 s/f addition at Women & Infants Hospital in Providence; Walsh Bros. general contractor for $76 million site

Hirshland, Cote, Troast and Bergeron of T3 Advisors assist Adobe Systems in $44.7 million purchase of 108,500 s/f from Normandy R.E. Chozick and Pappas of Chozick Realty arrange $4.5 million sale of 128 unit apts.; Urban Developers sells to TLK Properties

Bruk of Boylston Realty Advisors brokers 7,243 s/f leases to Aspen Dental Mgmt. in Johnston and Warwick, RI

Verizon Corporate Service Group signs 150,000 s/f lease at Condyne's Littleton Distribution Ctrs.; Advantage to do tenant rehab

O,R&L Commercial brokers $955,000 sale of 15,000 s/f former auto dealership for Sobolewski to Par LLC in Naugatuck, CT

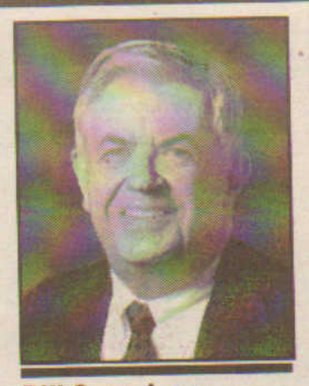
Seppala Construction breaks ground for 77,000 s/f DeMoulas Market Basket at Waterstone Development's SC in Epping, NH

D.F. Pray general contractor completes Roger Williams University Marine & Natural Science facility in Bristol, RI

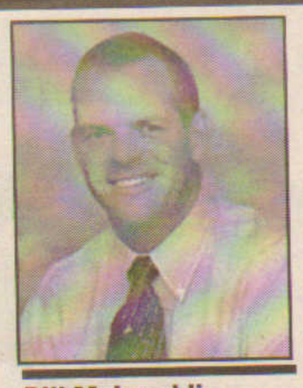
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Bob Zeolla
AMERICAN ANCHOR



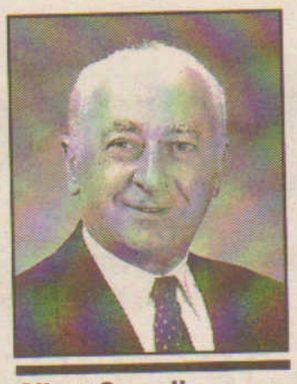
Bill Cummings
CUMMINGS PROPS.



Bill McLaughlin
AVALONBAY COMMUNITIES



June Fish
ASHWORTH MTGE.



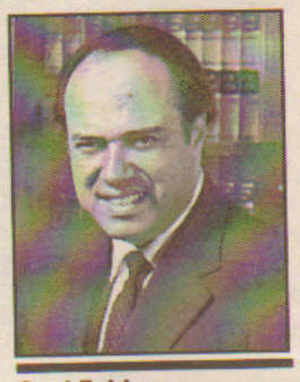
Albert Scaralia
ALBERT REALTY



Robert Horvath
MARCUS & MILLICHAP



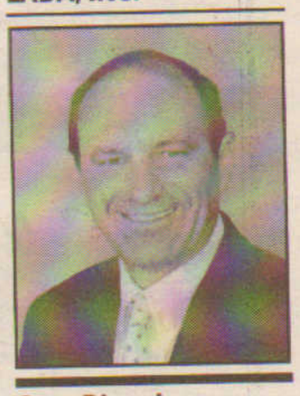
Ria McNamara
RIA K. MCNAMARA, INC. RETAIL PROPS.



Saul Feldman
FELDMAN & FELDMAN



Teri-Ann Hahn
LADA, INC.



Greg Dirmaier
J.L. DAVIS REALTY



Dan DeMarco
CAMPANELLI COS.



Ed Bowler
BOWLER APPRAISAL

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DETAILS

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Best Wishes For The Holidays

And A Happy New Year.

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October

Koury, Heald and Borden of Jones Lang LaSalle handle $16.5 million sale of 172,000 s/f Queen Plaza, Southington, CT to RK Associates

Luers of Tamposi-Nash R.E. sells 35,000 s/f Avery Furniture Building, Nashua, NH to Harbor Homes for $1.35 million

Inglese and Montesi of New Haven Group sell two building portfolio in Bloomfield and Granby, CT, 30,400 s/f, for $3.3 million

DonFrancesco of St. James R.E. Advisors negotiates 11,000 s/f office lease for Equity Office Props. with DTZ FHO in Boston

Paradigm Properties awarded management contracts for four commercial sites, 682,000 s/f, in Cambridge and Boston

Caganello of Prudential Conn. Realty brokers 10,189 s/f $1.19 million sale for Hartford Ave. Assoc. to McGregor & Cinque

Legacy R.E. acquires 12,792 s/f medical offices for $3.321 million; Cambridge Savings Bank provides financing

O'Connell and Coulombe of Fantini & Gorga arrange $14.8 million financing for 136 unit Riverplace Apts. in South Portland, ME

Petti of Arbor Commercial Funding originates $1.875 million multifamily loan, 48 units; Fannie Mae DUS Small Loan

Apartment Realty Advisors brokers $9 million sale of 91 unit Crystal Village Apartments to Village Residential in Attleboro, MA

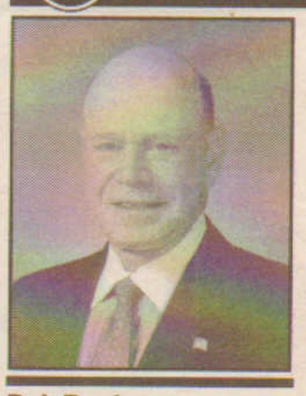
Dickinson Development signs Market Basket, 95,000 s/f to anchor $20 million Riverside Landing in New Bedford, MA

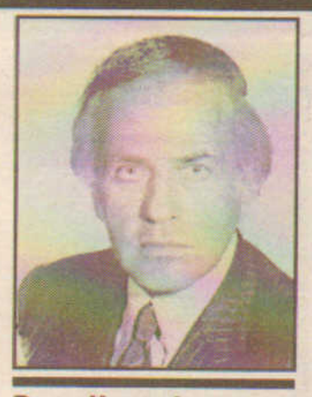
Horvath, Tremblay and Taf of Marcus & Millichap sell $9.7 million Coventry Crossing Center, 20,752 s/f for Hachet Development

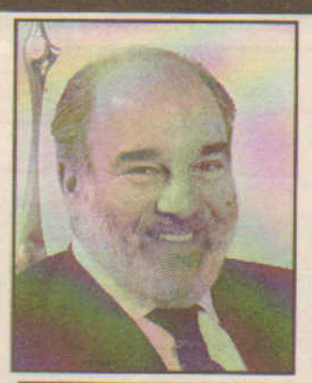
Marriott International leases 32,000 s/f office at River's Edge in Medford, MA, developed by Preotle, Lane & Associates

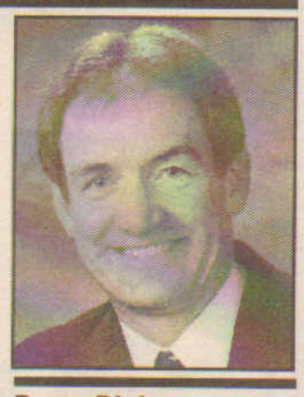
McNamara of Sullivan Hayes Cos. brokers $5 million sale, 5.32 acres, for Price Chopper Supermarket at Washington St. Plaza in RI

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Bob Beal
BEAL COS.

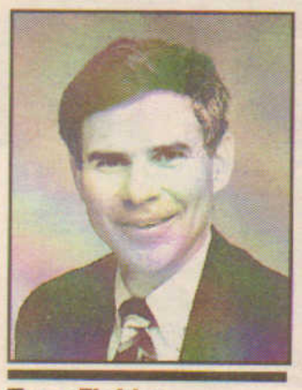

Barry Horowitz
COOPER-HOROWITZ


Gerald Fineberg
FINEBERG COS.


Roger Dieker
CBRE/NE


Francis Messina
MESSINA ENTERPRISES

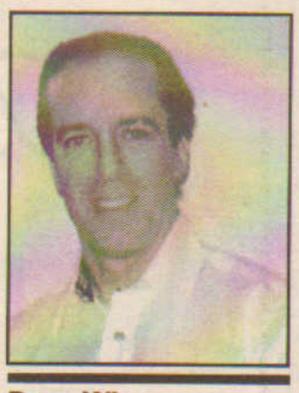

William Lawler
KEYPOINT PARTNERS


Terry Flahive
PRINCETON PROPS.


Gary May
CONRAD GROUP


Scott Costa
BUFFTREE BUILDING


Aynsley Catalano
CATALANO ASSOC.


Barry Winer
CAPITAL ACCESS


William Beckman
LINEAR RETAIL







Best wishes for this holiday season and throughout the New Year from all of us at Vantage Builders.

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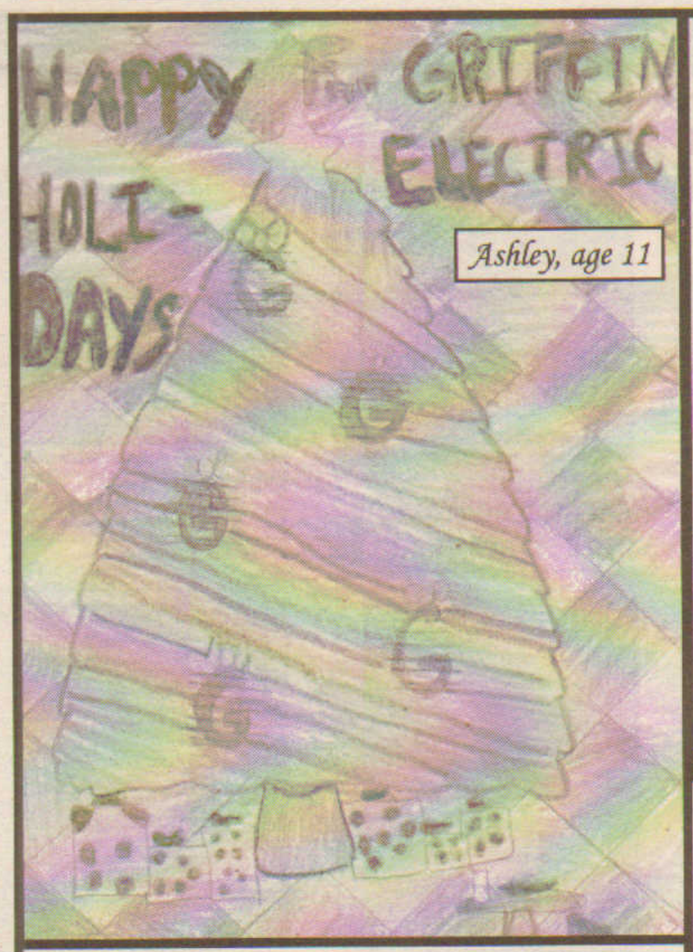
SOMERSET COURT, 281 WINTER ST., SUITE 340, WALTHAM, MA 02451

P. 781-895-3270 F. 781-895-3271









Ashley, age 11

Brooke, age 10



Madison, age 11



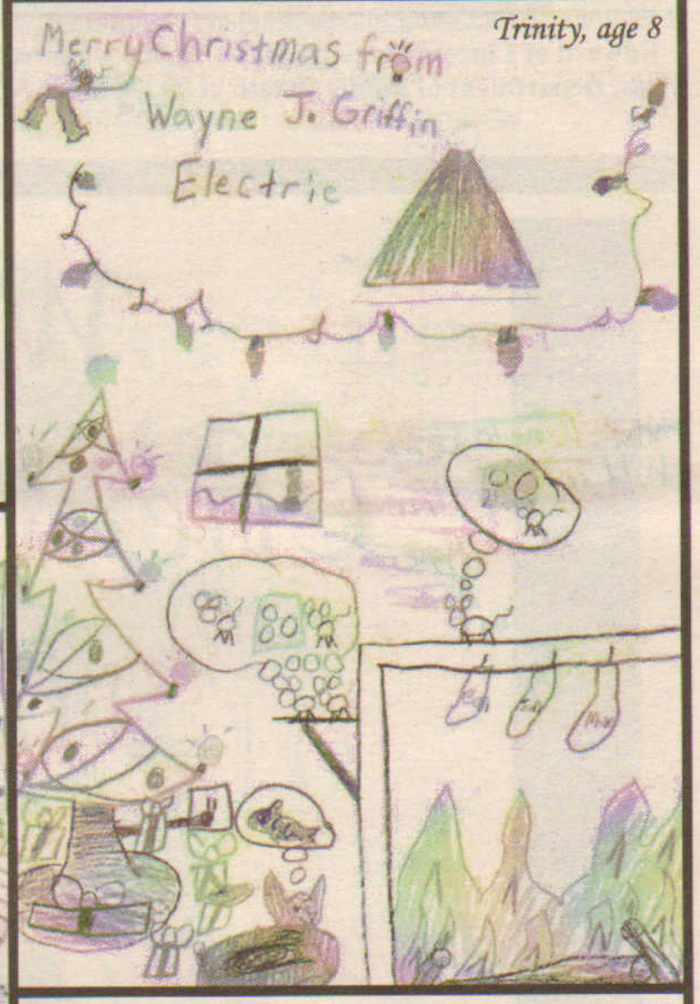


Caroline, age 4

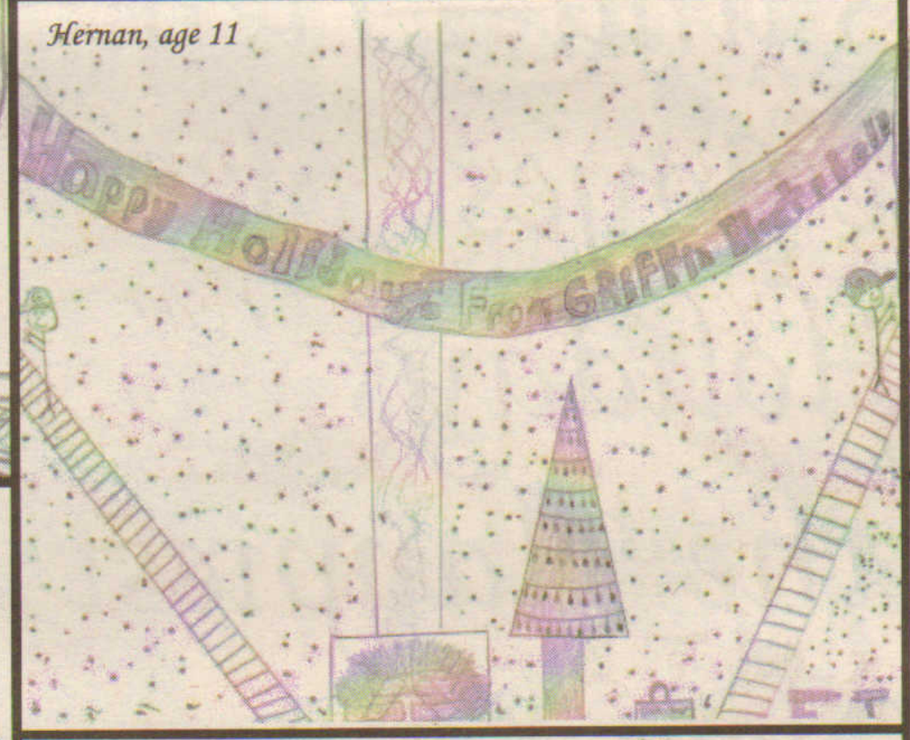
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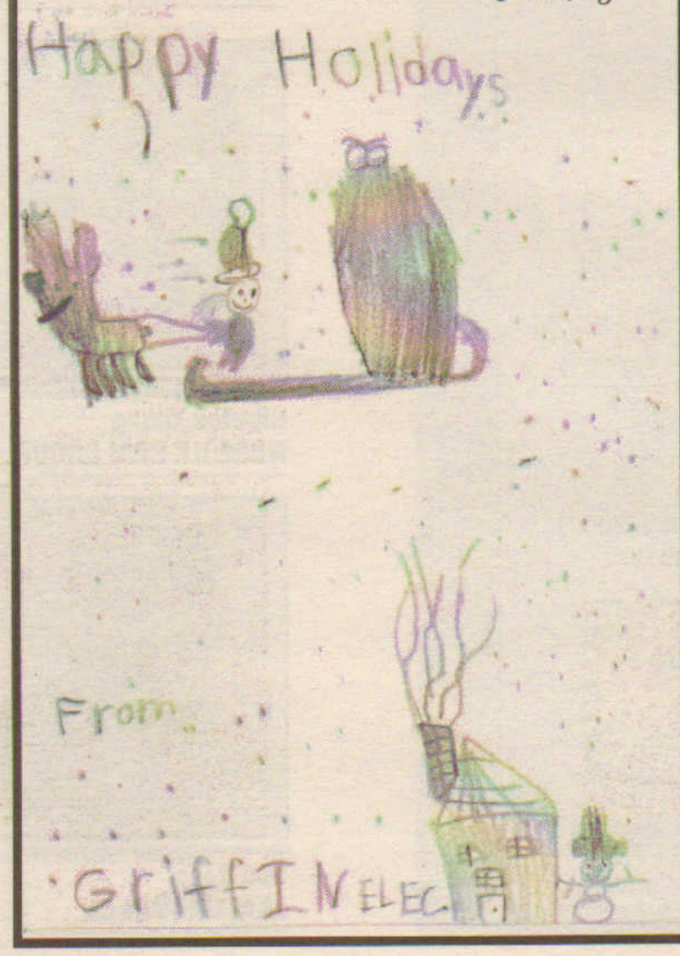
Trinity, age 8

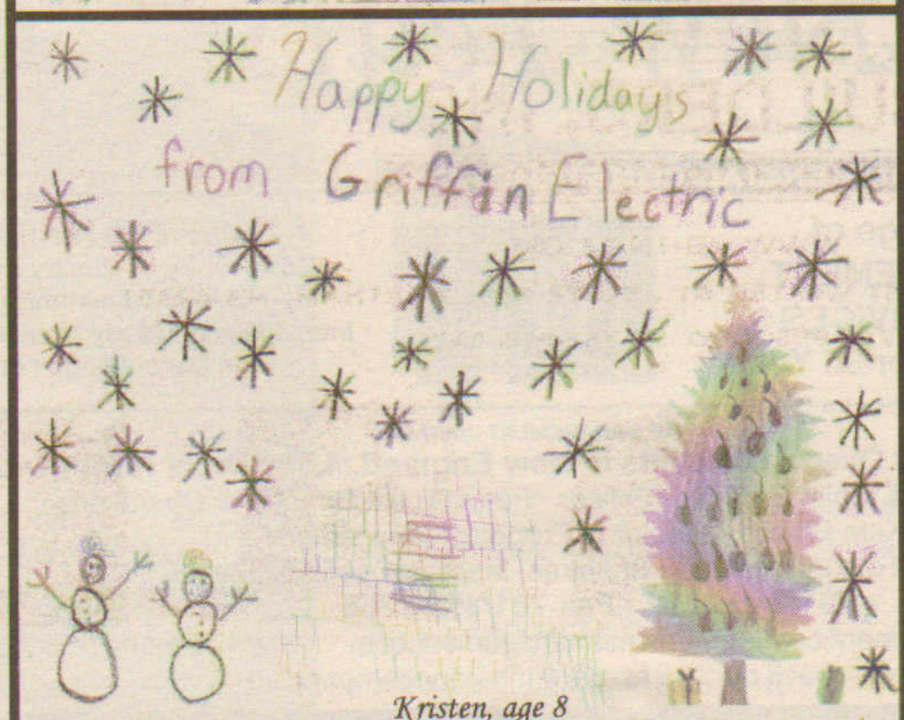


Hernan, age 11



Jason, age 7





Kristen, age 8

Makayla, age 11



MA Lic A8999

October

Shawmut Design & Construction starts $25 million renovation to Marine Biological Laboratory's Loeb Lab in Woods Hole, MA

Pro Con to design-build 8.1m Courtyard by Marriott for Schleiber & Stebbins and Oleo; Laconis Savings financing

Acella Construction opens 19,500 s/f $4.6 million Briarcliff Gardens Alzheimers facility designed by Vision 3 Architects

Scafati of Press/Cuozzo leases 8,710 s/f office-storage space for Hurley Group to Thiro USA in North Haven, CT

Stevens of The Stevens Group reps Trico USA in its $3.75 million purchase of 50,000 s/f industrial building in South Boston.

Braun and Cawley of United Multi Family broker $220,000 sale of 13 units in Providence for Imperial Capital Savings

QBJ Land development breaks ground for 85,000 s/f BJ's Wholesale Club in Quincy; a $20 million investment.

Denenberg Realty Advisors brokers two leases, 20,000 s/f, to Family Dollar Stores in Salem and Middleboro, MA

Waldman of The Conrad Group negotiates $1.645 million sale for Hanover Shop Realty Trust's 14,000 s/f plaza

Cedar Shopping Center's Shops at Suffolk Downs features 75,000 s/f Stop & Shop in the 118,000 s/f center

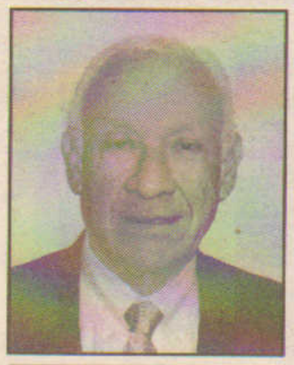
O'Neill of Grossman Companies brokers 10,713 s/f lease renewal for iParty at Quincy Granite Place

Elcock & Demakes of Colliers Meredith & Grew execute 31,140 s/f for lease with CB Richard Ellis/N.E. in Waltham

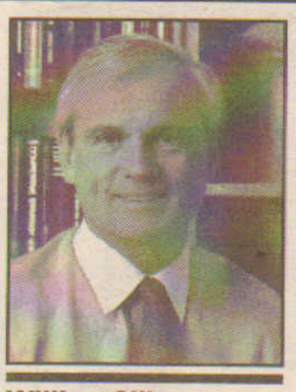
Wilcox of Bulfinch and McKinnon of Grossman Cos. lease 40,625 s/f at Waltham Tech Center to New England Organ Bank

Edward of Lincoln Property leases 21,000 s/f for AP Levin R.E. to Mass. Department of Public Health at 99 Chauncy St., Boston

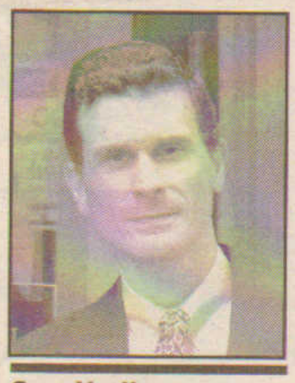
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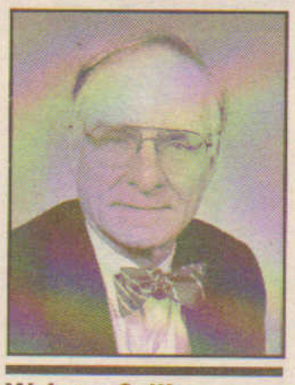
Sheldon Rodman
RODMAN REAL ESTATE



William Gilbane
GILBANE BUILDING



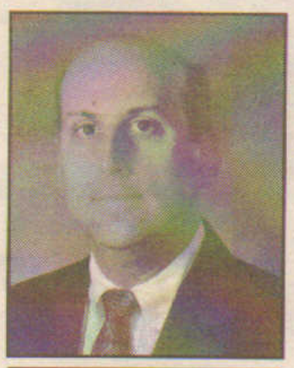
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Dave Ramsey
PRECISION FITNESS EQUIPMENT



Mark Berezin
INFINITY REAL ESTATE GROUP



David Douvadjian
COLLIERS MEREDITH & GREW



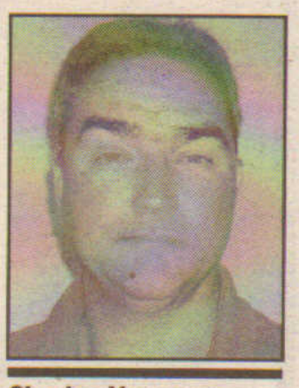
Robert Zuker
CHESTNUT HILL REALTY



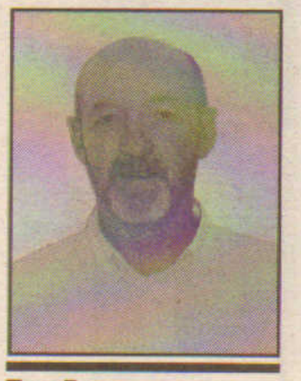
Jared McNabb
CAI-NEW ENGLAND



Chris Leary
KLINGSTUBBINS



Charles Young
NORFOLK RAM GROUP



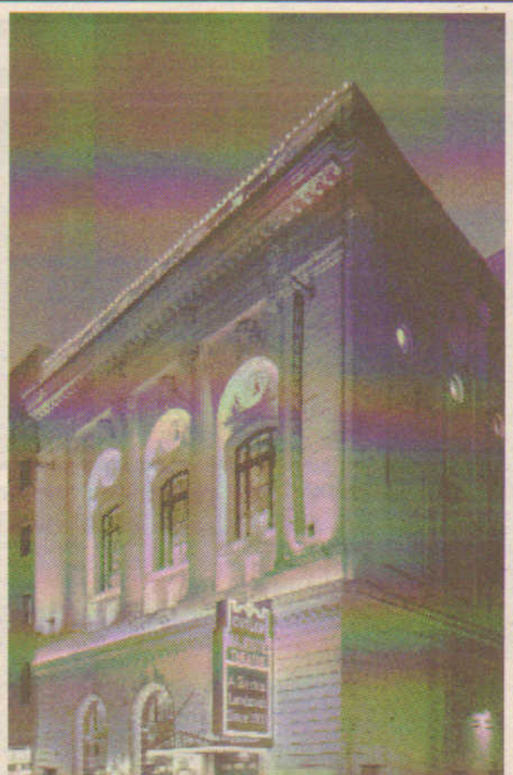
Tom Rose
J&M BROWN CO.

Wishing our Clients and Friends the Joyest of Holidays and the Happiest of New Years.

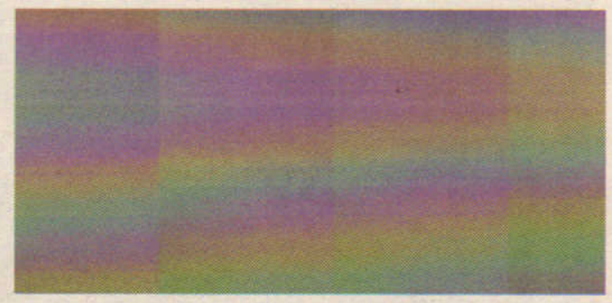
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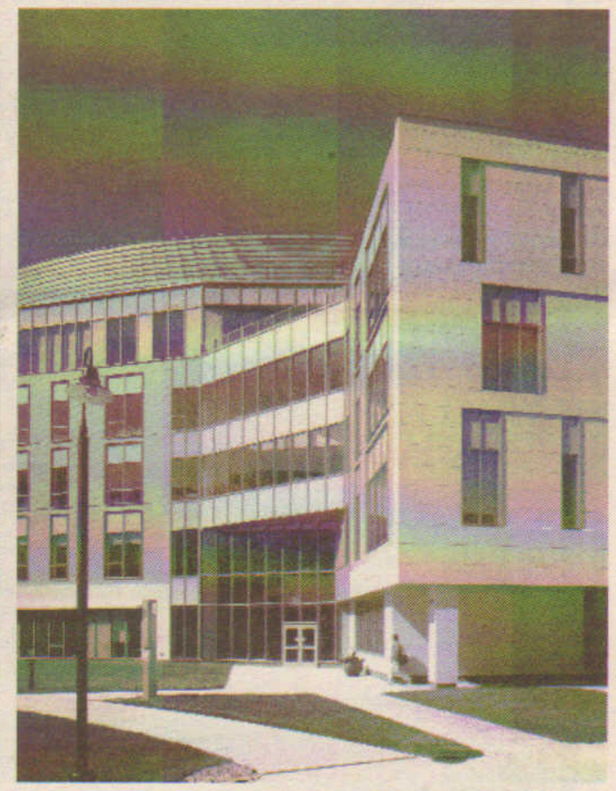
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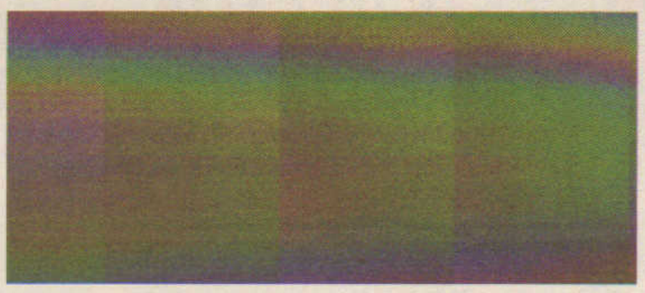
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November

The RAM Companies purchases 100,000 s/f Wilmington industrial facility for $8.5 million; Newmark Knight Frank named leasing agent

Koury, Heald and Dickason of Jones Lang LaSalle handle $23.2m sale of 153,000 s/f Lowe's in Lowell to Tanglewood Investors

The Hamilton Co. completes 40 unit rental development at 601 Albany St., Boston, $15 million; also buys 409 Brookline apts.-$129.5 million

Pergola, Reardon, Cavanagh, Lemire and O'Brien of CBRE/NE sell 206,000 s/f office/warehouse, Portsmouth, for iStar to Winstanley

Kane Co. sells 34,960 s/f former Circuit City building in Portsmouth, NH to Ocean State Job Lot for $3.5 million

Wettenstein of Vidal/Wettenstein brokers $7.85 million sale of 45,000 s/f Bridgeport industrial building to Fortress Development

Gagnon of Colliers Dow & Condon leases 115,000 s/f in Rocky Hill, CT to Cleary Millwork; Duclos of Sentry Commercial reps Bussman

Plunkett and Havern of Cushman & Wakefield represent Party Lite in $4.2 million sale in Plymouth, MA to Sullivan of CDF Corp.

Roberts of Fenway Equity represents KS Partners in 12,327 s/f lease to Savings Bank Life Insurance with Colliers Meredith & Grew

Jasie of Pioneer Financial closes $1.9 million loan for seven unit apartment house in Quincy, MA at 5.57% interest rate

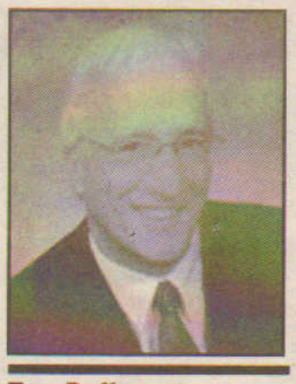
Epstein of Holliday Fenoglio Fowler arranges $3 million financing for Golden Heights' 3,500 s/f Morgan Chase building

Albanese of Paramount Partners sells Hingham Boat Yard, 46 slips, to B&K Enterprises for $1.4 million

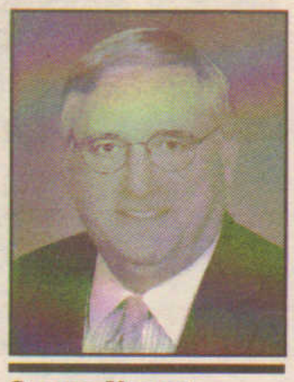
Jones Lang LaSalle and Colliers Meredith & Grew negotiate 87,875 lease in Newton, MA at Riverside Technology Center

Barry of CBRE/NE sells 233,870 s/f Cumberland, RI industrial building on 16.55 acres to Berkeley Acquisitions for $2.2 million

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Tom Duffy
PRUDENTIAL VERANI

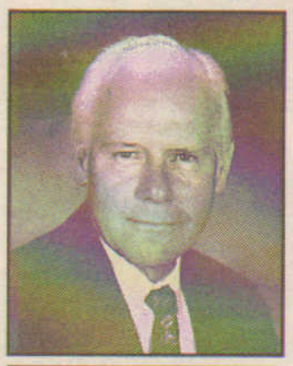

Hannah Sullivan
HINCKLEY ALLEN


George Nugent
GRUBB & ELLIS


Steve DeSisto
COLDWELL BANKER


Andrew Sacher
AIS DEVELOPMENT


George Foskett
MASIELLO GROUP


Harry Shea
SHEA COMMERCIAL


Edward Riekstins
QI10 NEW ENGLAND REALTY RESOURCES


Greg Hastings
DUNHAM GROUP


Michael Sherman
CB RICHARD ELLIS


Rick Chozick
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November

Butler and St. John of Cushman & Wakefield arrange $129.5 million sale of 409 unit Dexter Park in Brookline to The Hamilton Co.

Norvath and Tremblay of Marcus & Millichap sells Whitman CVS building, 13,028 s/f, to New York investor for $3.61 million

Bolduc of Commercial Acquisition Services negotiates 66,000 s/f $1.8 million Newington, CT sale to Baltimore LLC

Payne and Wrinn of Goodfellow Ashmore close 30,000 s/f lease in Bethel, CT to N.E. Home Delivery in Berkshire Corporate Park

Pro Con nears completion of $11.5 million 67,400 s/f Brightview Concord River Assisted Living, Billerica, MA for Shelter Development

Lee Kennedy Co. named construction manager for $16.5 million JFK Library addition; design for 30,000 s/f by Einhorn Yaffee Prescott

Suffolk Education awarded contract to build College of Pharmacy, 147,000 s/f, at University of Rhode Island, Kingston, RI

Hughes of New Dover and Tiemann of Coldwell Banker cobroker $4.5 million sale of 49,848 s/f offices in Westborough, MA

Richards Barry Joyce represents IDC and IDG in 2 leases totaling 142,754 s/f; arranged by Lashar, Joyce, Leone, Bradbury, Cohen

Regazzini of Combined Properties executes 26,476 s/f lease with Verizon New England with CB Richard Ellis/New England

McNamara/Salvia begins construction of Mass. General Hospital's 530,000 s/f; Turner serves as construction manager for Third Century

Citizens Bank leases 50,000 s/f at WS Development's Legacy Place in Dedham; Colliers Meredith & Grew and RBJ Ptrs. cobroker

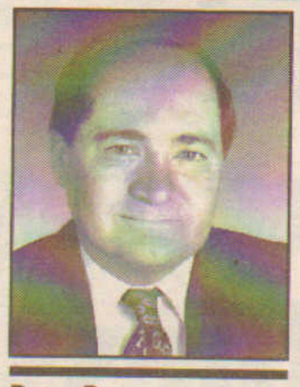
Margaritas Mexican Restaurant & Watering Hole opens 8,500 s/f at National Development's Station Landing in Medford, MA

Campanelli Cos. sells 71,67 acre in Westfield to Home Depot U.S.A. for $5.769 million; Jennings Real Estate represents seller

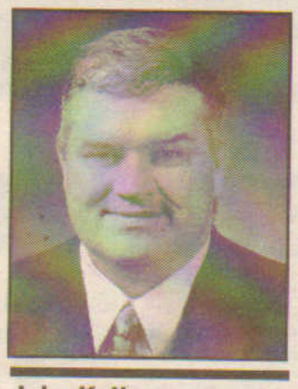
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George Khouri
KHOURI ASSOC.



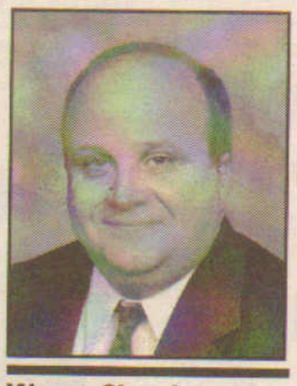
Peter Davey
AMERICAN WINDOW FILM



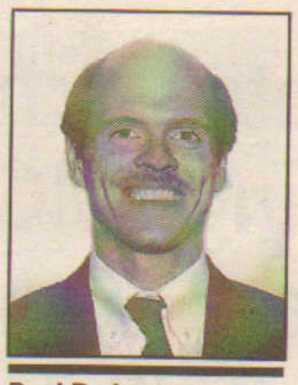
John Kelly
ADVANTAGE CONSTRUCTION



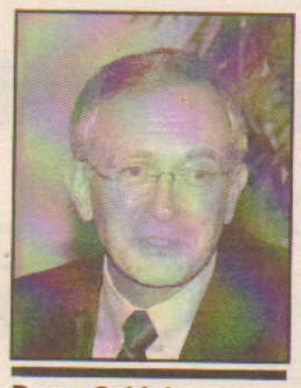
Steven King
QUONSET (RI) DEVELOPMENT CORP.



Wayne Clough
FANTINI & GORGA



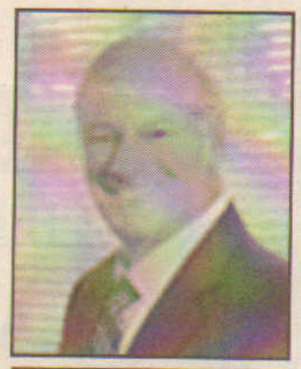
Paul Badeau
LEWISTON-AUBURN (ME) EDC



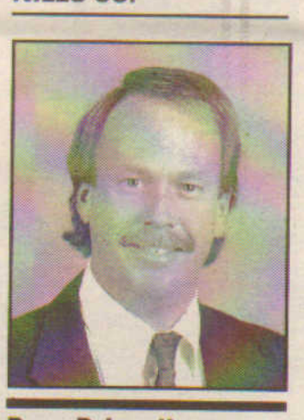
Bruce Schick
CORENET GLOBAL



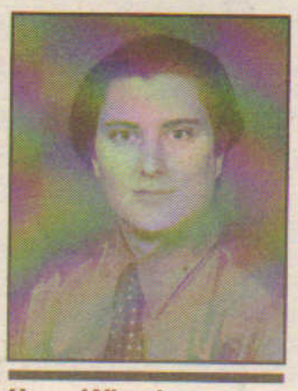
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CCIM INSTITUTE



Jerry Ragosa
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Dave Driscoll
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Harry Wheeler
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December

New England Hotel Realty represents Sanmar in $2.925 million sale of 90-room North Adams, MA Holiday Inn to North Adams Hospitality

Colantonio Inc. completes new 104 bed dormitory within existing Mara Village dorm complex at Fitchburg State; design by CBT

City Real Estate Development acquires 23 unit Winthrop House apartment complex in Brookline for $5.15 million; buyer to market as condo

Hines and Dalton of FHO Partners represent Avid in 203,000 s/f office/R&D lease; Jones Lang LaSalle represents Nordblom Co.

Dieker and White of CBRE/NE facilitate $7 million sale of former Circuit City portfolio to Quirk Auto and Ocean State Job Lot

Shair of M&J Assoc. leases 2,800 s/f for new Burger King prototype in Portland, ME; Boulos of CBRE/Boulos Co. assists tenant

Foote and Karney of O,R&L Commercial broker $1.125 million sale of 25,561 s/f industrial building, New Britain, CT; sold by DS Partners

Flaherty, Hansen and Coffin of Colliers Meredith & Grew facilitate 29,647 s/f Cambridge office lease; Gilkey reps landlord The Davis Cos.

Beal of A.W. Perry negotiates 7 leases; CRESA Ptrs., Cushman & Wakefield, Grubb & Ellis and Richards Barry Joyce rep tenants

Cassum and O'Neil of Holliday Fenoglio Fowler arrange $16.3 million refinancing for 207,000 s/f Marlborough, MA office campus

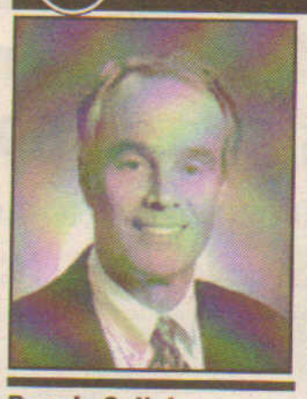
Walsh Bros., DCAM and North Shore Community College break ground on $32 million allied health sciences academic facility in Danvers, MA

Weymouth Sharp Street LLC starts construction of 22,000 s/f office building at 302 Weymouth St.; Paramount Partners leasing agent

Giuttari and Hardy of MG Commercial lease 60,000 s/f warehouse in Cumberland, RI; Paskalis and Steingold of MG rep landlord Berkeley

First Bristol Corp. completes $3 million repositioning of Newport Ave. Plaza, East Providence, RI; NE Retail Construction serves as GC

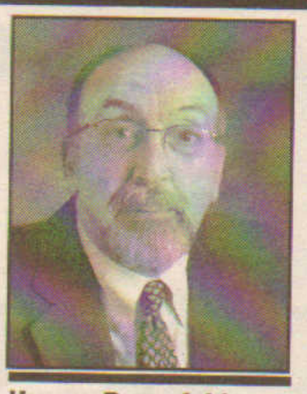
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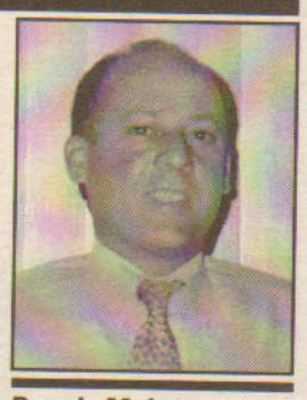
Dennis Callahan
COLLIERS MEREDITH & GREW



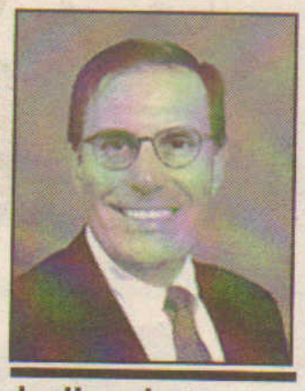
Jeff Dugas
WELLSPEAK DUGAS & KANE



Harvey Rosenfeld
SCARBOROUGH (ME) ECON. DEV. CORP.



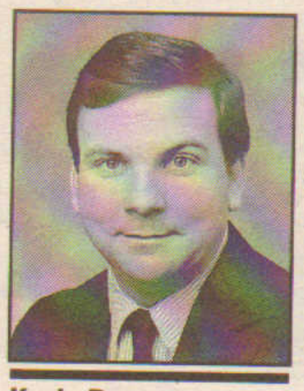
Dennis Mahoney
LYNWELL ASSOC.



Joe Hegenbart
NORTHMARQ CAPITAL



Monica Lawton
ASSOCIATED SUBS. OF MASS.



Kevin Barry
BOSTON REAL ESTATE PARTNERS



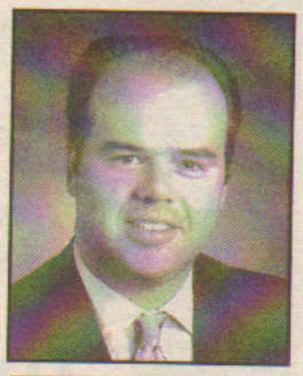
Dave Friedman
INSTA-BRITE



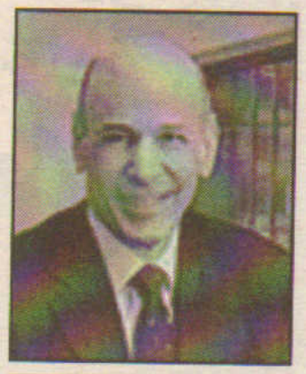
Jim Glickman
GLICKMAN KOVAGO



Larry Richards
RE/MAX PROPERTIES



Chris Phaneuf
TRAMMEL CROW

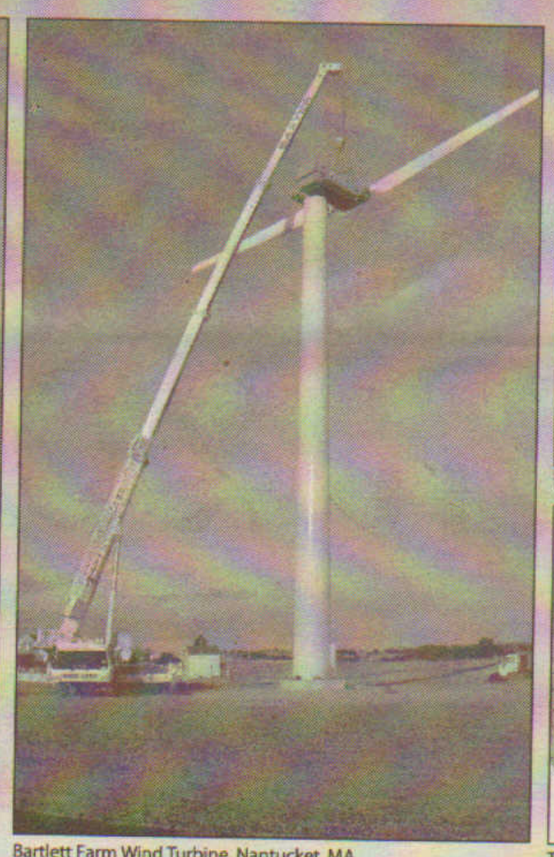


Ed Linde
BOSTON PROPS.

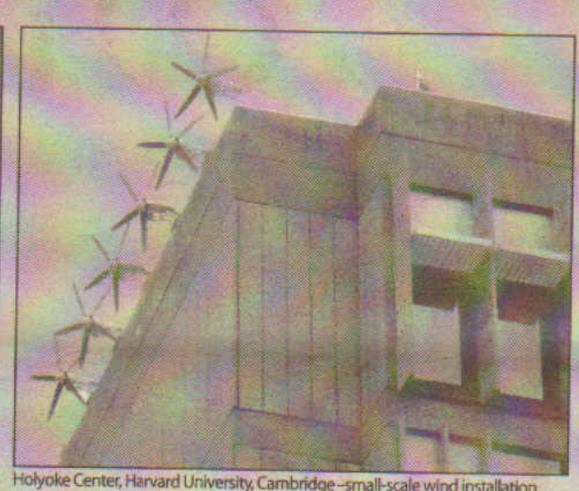


Photo courtesy of Zapotec Energy Inc.

MIT Building 57 – Alumni Pool, Cambridge



Bartlett Farm Wind Turbine, Nantucket, MA



Holyoke Center, Harvard University, Cambridge –small-scale wind installation



Tufts University Solar System, Medford, MA

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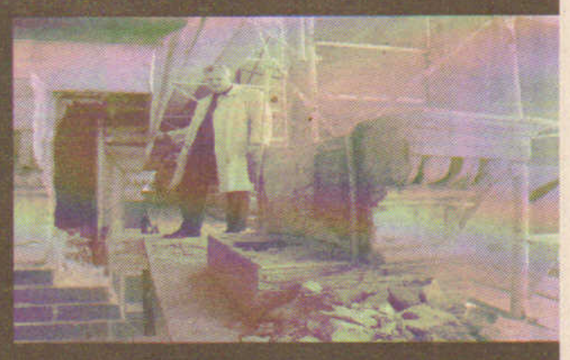
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December

Columbia Const. breaks ground on $60 million IRS modernization project in Andover, MA; project team includes Jonathan Levi Architects and URS

D'Angelo fo Quinn Assoc. brokers sale of 2 sites at 250 Cape Highway/Richmond St., Taunton, MA for $955,000

Drinkwater, and Richard of Marcus & Millichap broker $2.796 million sale of 56 unit Briarwood Apartments in Windham, CT

Matthews Commercial Props. sells 23,476 s/f office/retail site at 1183 New Haven Rd., Naugatuck, CT for $2.637 million

Suffolk Const., CBT Architects and Jones Lang LaSalle to build $38 million AIT Tech Center, Hartford, CT; 259,000 office tower

Rosenthal's planned $500 million Fenway Center project to have 1,200 solar panels to generate 650 kW for new commuter rail station

Pro Con begins framing for 65,795 s/f Courtyard by Marriott, Keene, NH; developed by Schleicher & Stebbins Hotels and Oleo Corp.

Payette breaks ground on Bridgewater State College math/science center; team includes Vanderweil, Barr & Barr, GZA and Acentech

Consigli Const. completes 2-phase 12,000 s/f laboratory renovations to Aubert Hall at Univeristy of Maine, Orono campus; design by WBRC

KlingStubbins and Tocci Building honored for Autodesk AEC headquarters project by Interior Design Magazine in "eco" category

Cornerstone R.E. and Servants Healthcare purchase 60 unit Sherburne Commons, Nantucket, for $6 million; sold by Sovereign Bank

RAM Cos. acquires 84,000 s/f Chelmsford, MA building for $7.3 million; Jones Lang LaSalle represents seller New Boston Fund

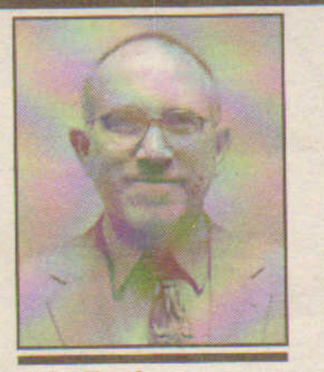
Levy of MEG Cos. brokers 6 new leases at North Broadway Crossing, North Salem, NH bringing retail site to 97% occupancy

Blakely of TRB & Associates brokers $2.975 million sale of Ranger Plaza, Methuen, MA; 14,000 s/f sold by DF Land to MMK, LLC

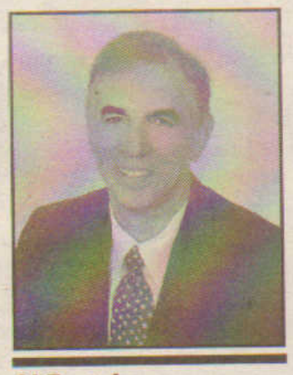
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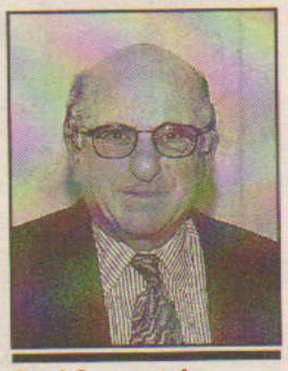

James O'Connell
O'CONNELL HOSPITALITY GROUP

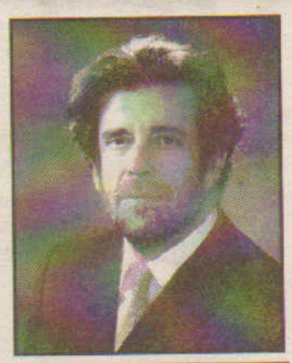

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FOR SALE: PAWTUCKET – prime industrial/ manufacturing. Highway access. Visible from Rt. 95. Acres for parking. 42,000 sq ft available. Nick Tartaglione 401-486-6425



FOR SALE OR LEASE: CUMBERLAND – New construction. Commercial condos. Flex space, 22' ceilings, overhead doors, sprinklers, ample parking. 1,375 – 13,750 sq ft available. Mike Foncellino 401-258-2332



FOR SALE: PROVIDENCE – Very well known transmission shop! Owner says sell his 4,342 sq. ft. building, 2 overhead doors, new roof, solid block building on corner location, 10 yr old roof. Owner will hold 1st mortgage. Call Mike Saccoccio at 401-486-2911



FOR LEASE: WEST GREENWICH – Ideal office, medical, professional or retail. High traffic road near route 195. Build to suit available. Call Mike Foncellino at 401-258-2332



FOR SALE OR LEASE: EAST PROVIDENCE – Riverside. 2,400 sq ft retail with residential property. Large lot, handicap accessible, fire coded, main road. Mike Foncellino 401-258-2332



FOR SALE: Business and Real Estate. Gas Station (8 pumps), Car Wash & 2 stores on high traffic road: 25,000 cars per day. Call Nick Tartaglione at 401-486-6425



FOR SALE OR LEASE: CUMBERLAND – Warehouse, office space, 2 shipping doors, sprinkler system, fire coded, ample parking, end unit. Buildout available. Easy off/easy on Route 295. Mike Foncellino 401-258-2332



FOR SALE: PAWTUCKET – Great opportunity to own 4 buildings, well kept, income producing! Mike Foncellino 401-258-2332



FOR SALE: PAWTUCKET. Ideal retail or office location, large parking lot. Fire coded, high traffic road, handicap accessible. Owner financing available. Asking $299,000. Call Mike Foncellino 401-258-2332

During these challenging times, we thank you for working together with us to make 2009 a prosperous year.

WISHING YOU AND YOUR FAMILY A HAPPY, HEALTHY NEW YEAR



FOR SALE; PROVIDENCE – Fruit Hill! Ideal retail, office location an other possibilities. High traffic road, corner location. Owner financing available. Additional 1,000 sq ft available. Call Mike Foncellino 401-258-2332



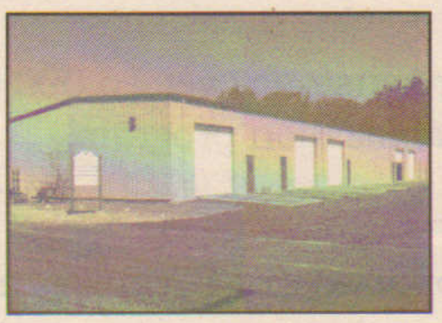
FOR LEASE: WARWICK – High visibility from Route 95. Porch Patio building, new offices reception area, conference room additional space available up to 2,500 sq. ft. Also small warehouse with truck level deck an ample parking. Call Mike Foncellino 401-258-2332



FOR SALE: PROVIDENCE – Great mixed use building. Main floor used as professional office with 4 private offices & larger reception area. Lower level has large conference room, 2nd & 3rd floor townhouse with 6 bedrooms. 2 car garage. Mike Foncellino 401-258-2332



FOR SALE: WARREN – Restaurant on high traffic road – 28,000 cars per day. 1.5 acres. Parking for 100 cars. Offered at $1,250,000. Nick Tartaglione at 401-486-6425



FOR LEASE: COVENTRY – Flex space. 1,500 to 3,000 sq ft office available, will build to suit. Ideal storage, light assembly, warehouse. 2 office. Call Mike Foncellino 401-258-2332



FOR SALE: CUMBERLAND – warehouse with shipping docks, office space, Phase I environmental site. Over 90,000 sq ft available. Mike Foncellino 401-258-2332



FOR SALE: PROVIDENCE – Multi story mixed use building with 5,250 sq. ft. of space plus a 3,225 sq. ft. basement. Corner lot with onsite parking, formerly used as retail bakery, lower level was wholesale baker, also two 3 bedroom apartments. Call Mike Saccoccio at 401-486-2911



FOR SALE: NORTH PROVIDENCE – 2 building, leased restaurant, 1 building retail, service, gas station, convenience store that is leased, attached garage, warehouse, approx. 600K gallons per year. Tanks installed 1998. Great investment includes 2 building. Call Mike Foncellino 401-258-2332



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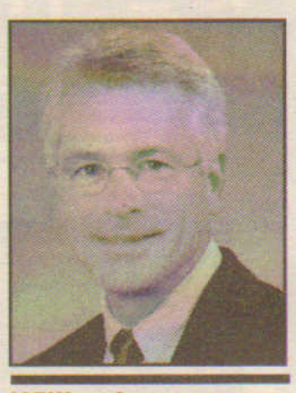
Travis Powell
SARACEN PROPERTIES



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GERONIMO PROPS.



John Cregan
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William Low
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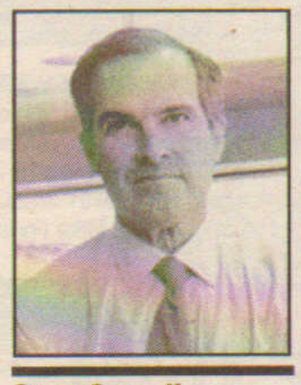
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Happy Holidays and Best Wishes for the New Year

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From left: John Katz, V.P. Board of Trustees and David MacNutt, Athletic Director pictured in front of new 9,500 square-foot gymnasium.



Interior photo of gymnasium completed by PDS.



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PDS is a highly competent construction company. Based on their work at the school, we have again selected PDS for another building project now underway."

— John Katz, V.P., Board of Trustees
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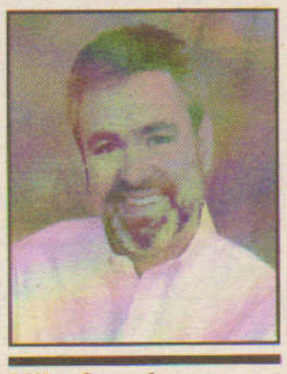
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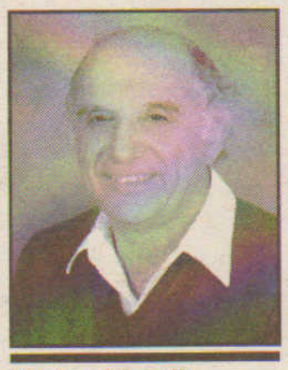
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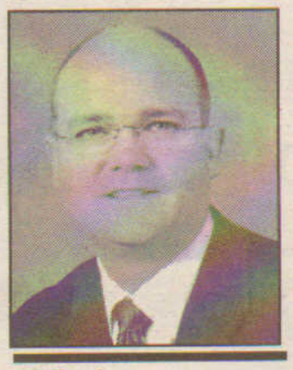
Elliot Ravech
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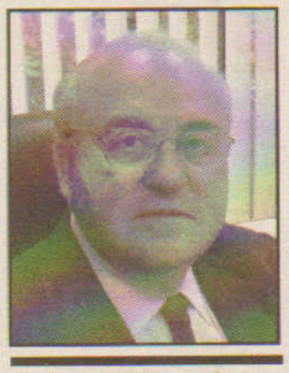
Michael Seadia
IPS, INC.



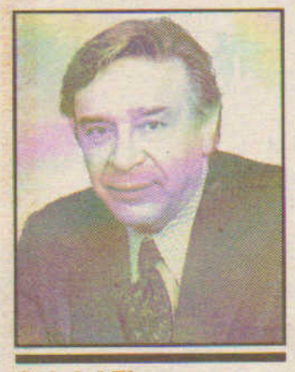
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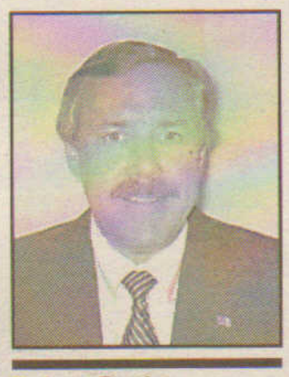
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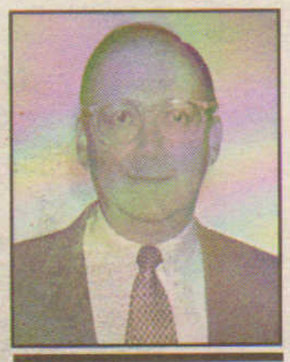
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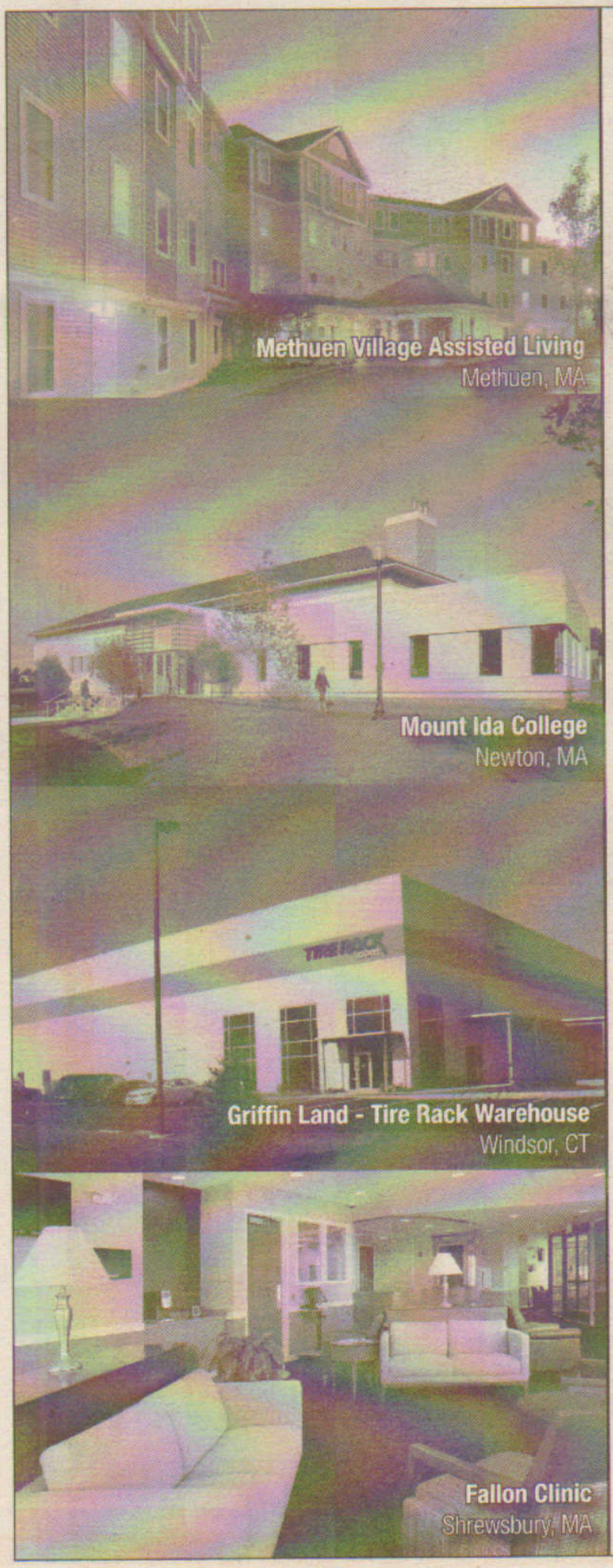
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Roxane Cole
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One of the real joys of the
Holiday Season is the opportunity
to say thank you and to wish you
the very best for the new year!



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During the Holiday Season more than ever, our thoughts turn gratefully to those who have made our progress possible. And in this spirit we say, simply but sincerely:

Thank You and Best Wishes for the Holiday Season and a Happy New Year!!

If you see a fat man, Who's jolly and cute
Wearing a beard, And a red flannel suit

And if he is chuckling, And laughing away
While flying around, In a miniature sleigh

With eight tiny reindeer, To pull Him along
Then let's face it, Your eggnog's too strong!!

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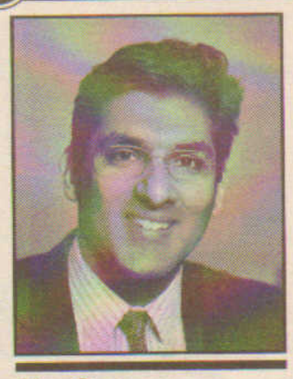
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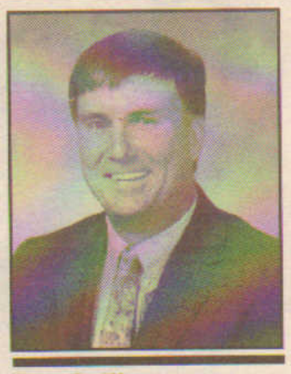
Entering our 25th Year

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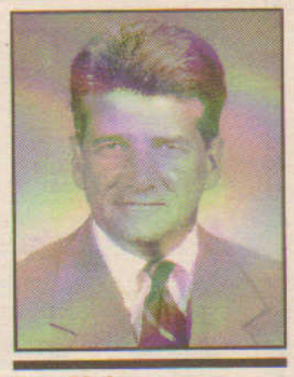

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CUSHMAN & WAKEFIELD

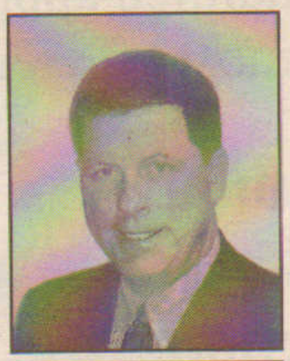

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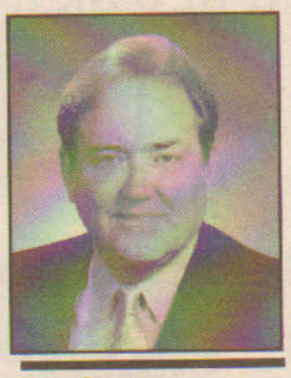

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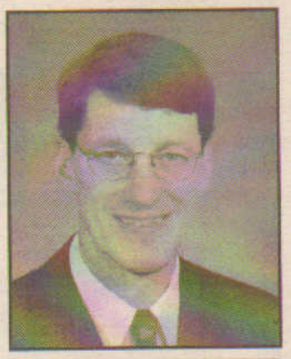
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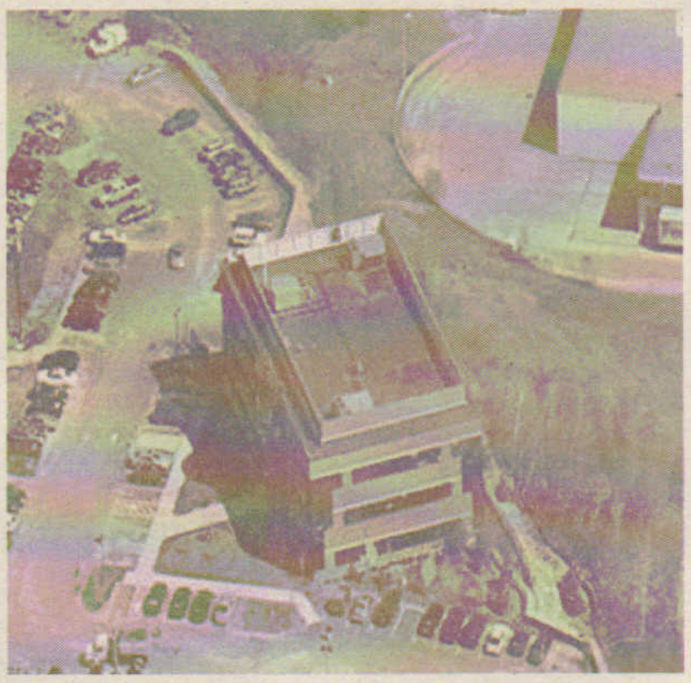

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Alan Fishman
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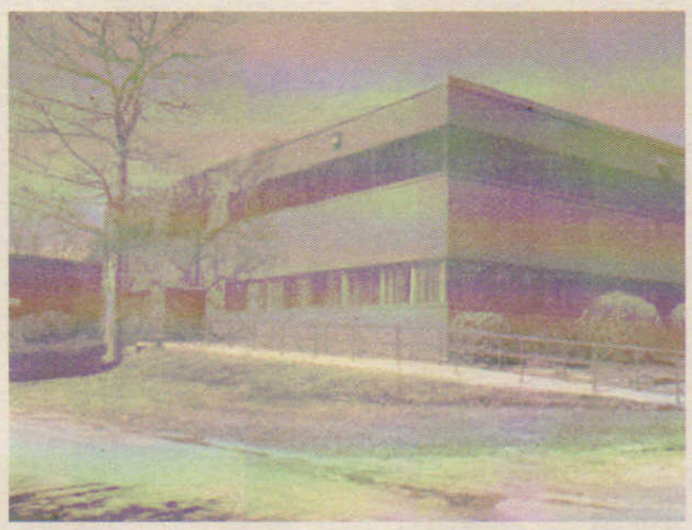


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83,273 sf … Great Terms
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Storage, Distribution,
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25,200 SF CLASS A OFFICE SPACE RT 9 AT FRAMINGHAM OFFICE PARK FRAMINGHAM/ SOUTHBORO LINE NEAR MASS TURNPIKE



6,800 SF Flex, Office $7.95 SF + NNN
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6,000 SF Flex, Medical, Office $7.95 + NNN
455-459 Fortune Blvd., Milford, MA



FORMER ROLLER RINK 20,000 SF

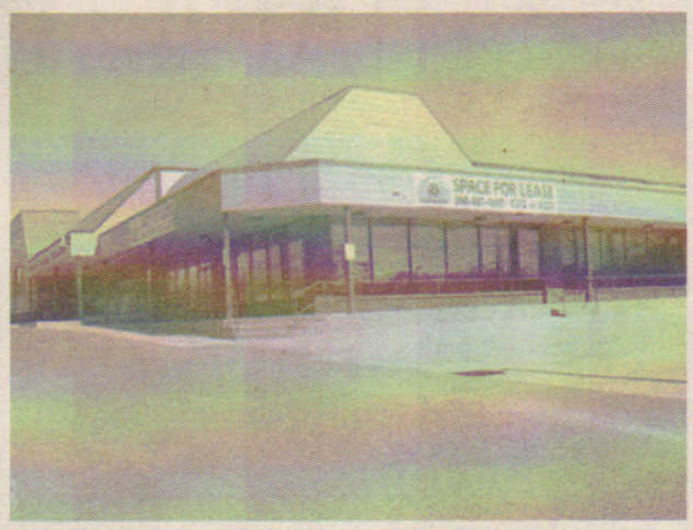
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Recreational, Flex,
Distribution and More

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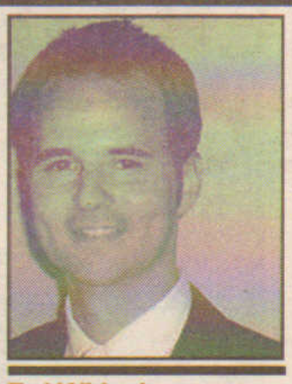
1,960 SF In Line & 2,160 SF
In Line Stores
Quarry Sq. Shopping Center
Milford, MA Next to
Stop & Shop

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CB RICHARD ELLIS


Gail Hughes
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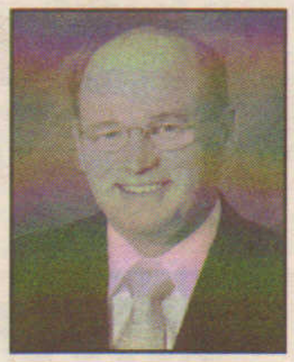

Frank Nelson
CUSHMAN & WAKEFIELD


Tod Whipple
UNITED CONST.


Jeff O'Neil
ADVANTAGE CONST.


Wayne Valliere
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Carl Burwick
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Ray Ault
AULT COMMERCIAL


Gerald Simmer
ABC-MASS.


Charles Perkins
BOSTON RESTAURANT GROUP


Dan Kollar
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PROPERTIES RECENTLY SOLD BY UMF

ALLSTON
8 Units



SOLD FOR $1,250,000

BOSTON
5 Units



SOLD FOR $962,500

GEORGETOWN
16 Units



SOLD FOR $1,370,000

GRAFTON
12 Units



SOLD FOR $850,000

HAVERHILL
22 Units



SOLD FOR $1,457,000

LAWRENCE
12 Units



SOLD FOR $800,000

QUINCY
12 Units



SOLD FOR $1,300,000

SHREWSBURY
27 Units



SOLD FOR $2,400,000

STOUGHTON
17 Units



SOLD FOR $1,735,000

WEYMOUTH
12 Units



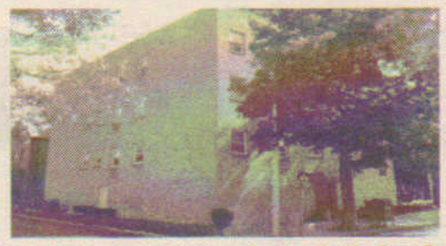
SOLD FOR $1,300,000

WORCESTER
18 Units



SOLD FOR $1,250,000

WORCESTER
21 Units



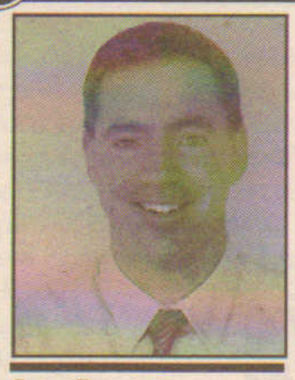
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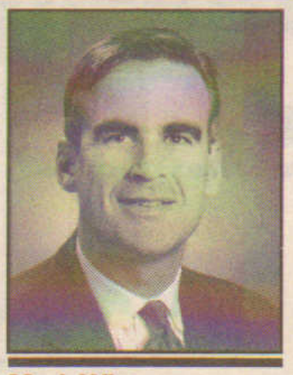
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ABC-MASS.



Ken Holmes
NORTH BRANCH CONSTRUCTION



Richard Pilla
PARAMOUNT PARTNERS



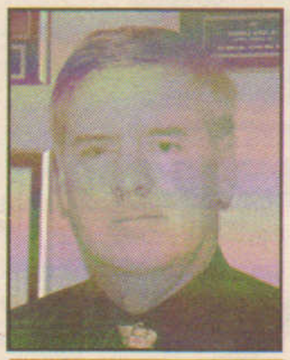
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Jim Harnden
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COLDSTREAM



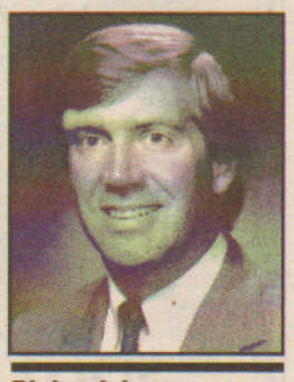
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JONES LANG LASALLE



Richard Gsottschneider
RKG ASSOCIATES



Craig Johnston
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Richard Jumpp
JUMPP CO.



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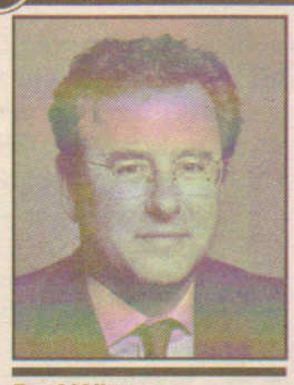


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Alicia Bouthilette
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Patti Visconte
MASIELLO GROUP



Derek Cook
CUMMINGS PROPS.



Joe Howard
PARSONS COMM'L.



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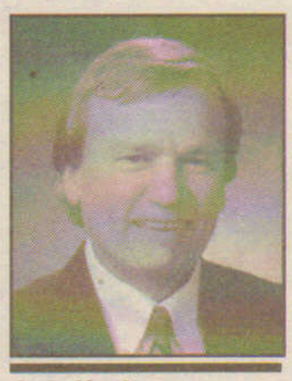
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NAI HUNNEMAN



Vanessa Yamashita
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Todd Stressinger
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Jody Keeler
CONCORD COMM'L.



Jim Boudrot
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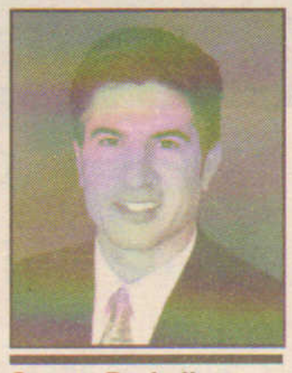
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CONRAD GROUP



Susan Bernstein
ATTORNEY AT LAW



Greg Skoutas
NEWPORT FEDERAL



George Paskalis
MG COMMERCIAL



Tony Armstrong
PROPS. NORTHEAST



Karl Norwood
NORWOOD GROUP

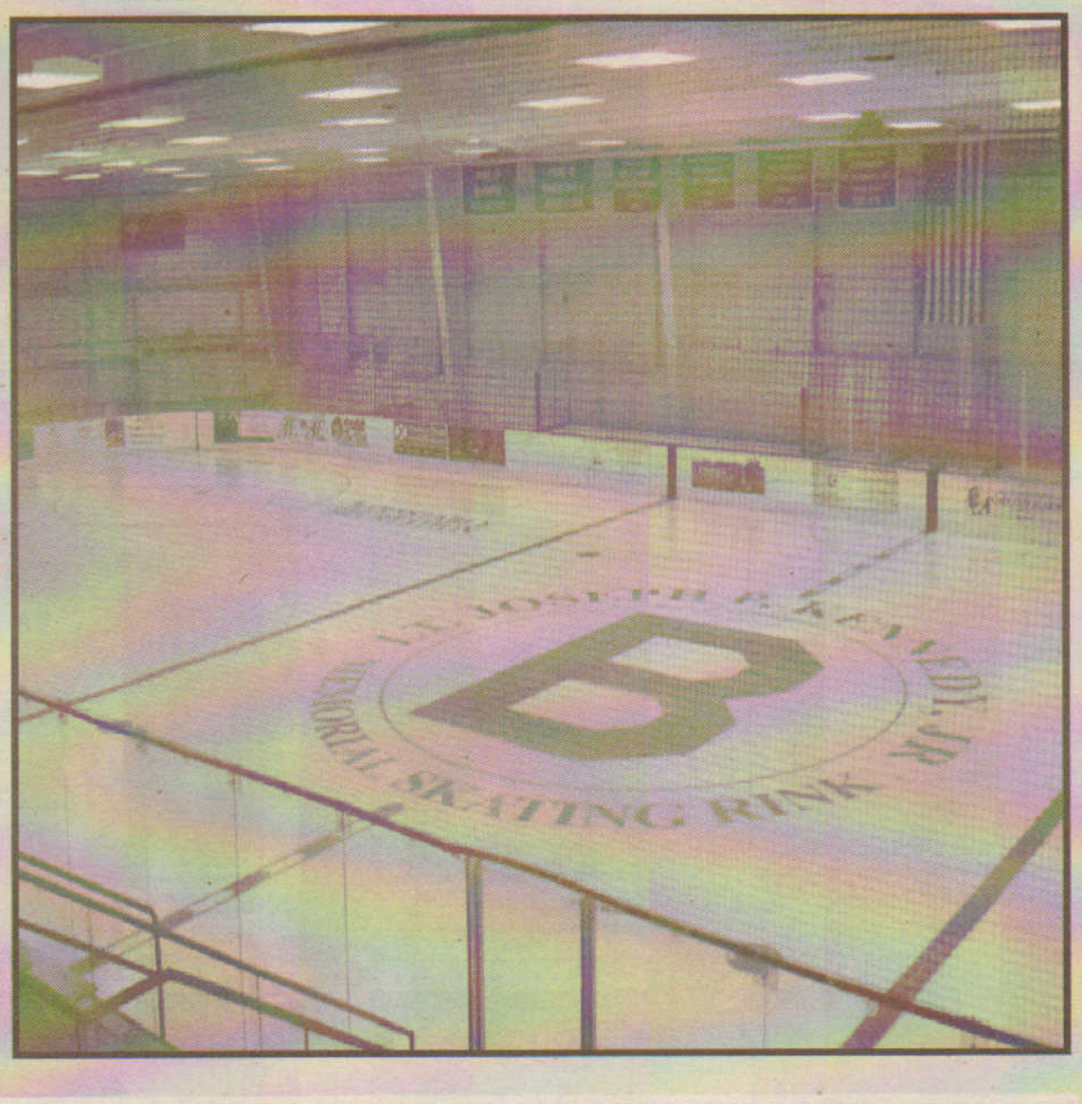
HAPPY HOLIDAYS AND BEST WISHES FOR THE NEW YEAR

JK SCANLAN COMPANY,INC.

J.K. Scanlan Company, Inc. would like to thank everyone for a great year. We completed and started some large projects this past year, clockwise from top right: Methuen Readiness Center Groundbreaking, Hyannis Youth & Community Center, Falmouth Public Library Addition & Renovation.





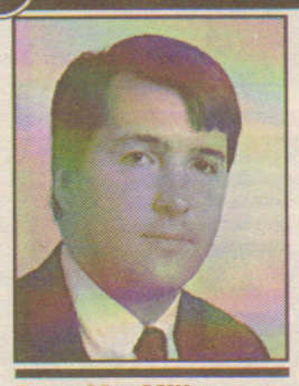


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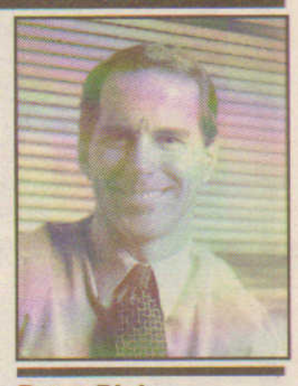
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Bill Jean
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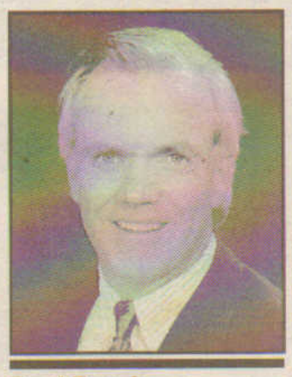
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Richard Friedman
CARPENTER & CO.



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Paul Durgin
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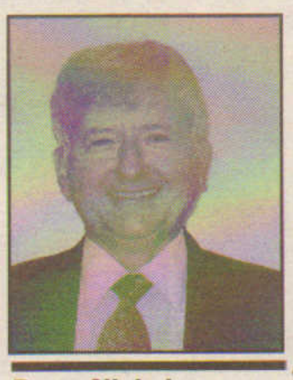
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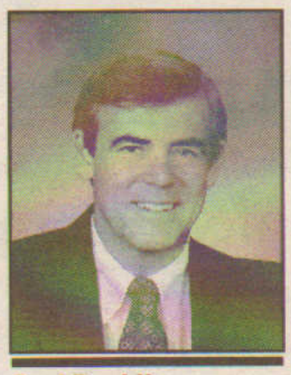
Jay Dacey
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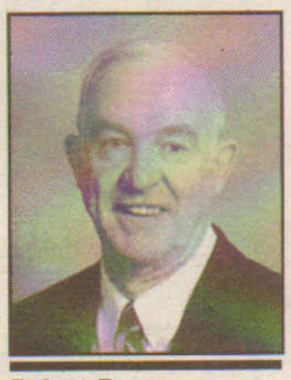
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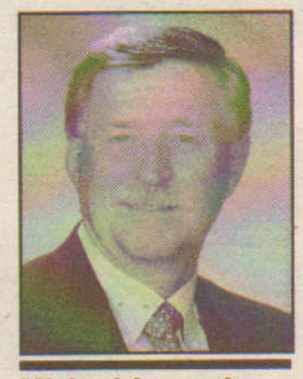
Allison Smith
CITIZENS BANK



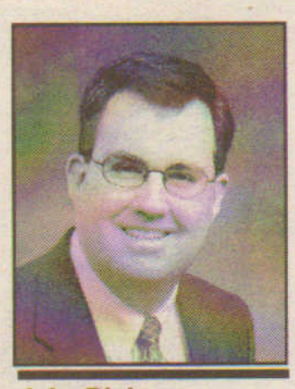
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Chris Cardoni
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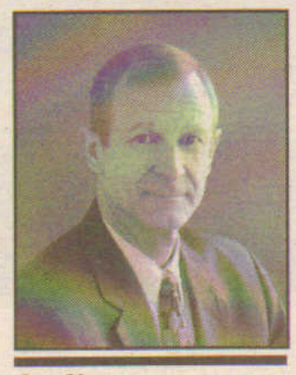
Steven Spangle
SPANGLE ASSOC.



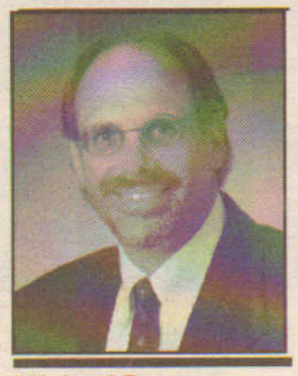
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from our staff to yours.

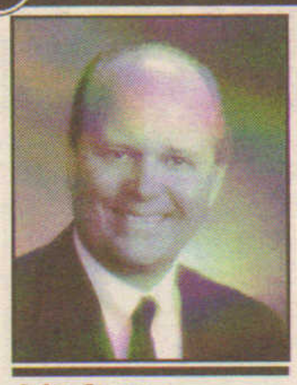
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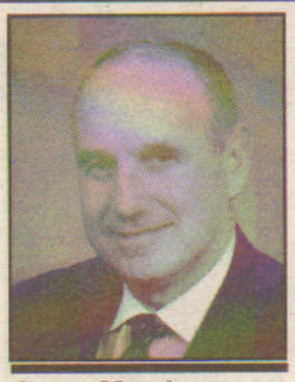
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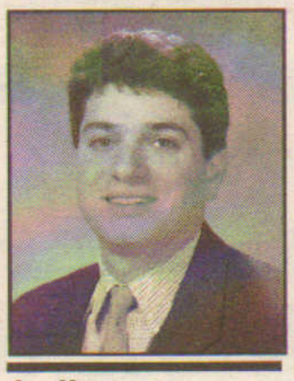

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POTOMAC RLTY. CAP.


Win Nordblom
NORDBLOM CO.

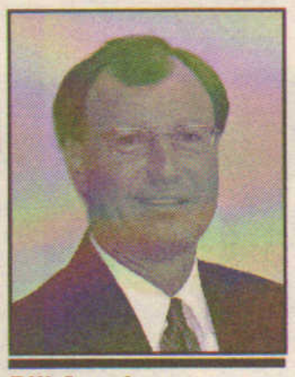

Nancy Wluka
WLUKA R.E.


John Gorga
FANTINI & GORGA

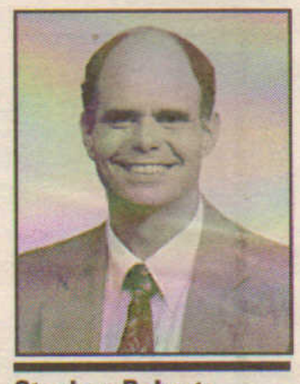

John Feeney
JM FEENEY & ASSOC.

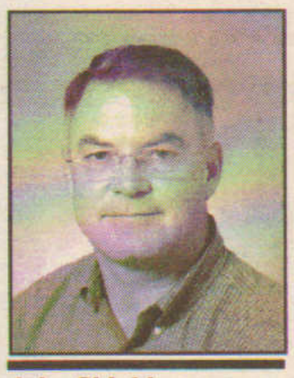

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Rene Poyant 3rd
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Bill Angelosanto
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Carl Barron
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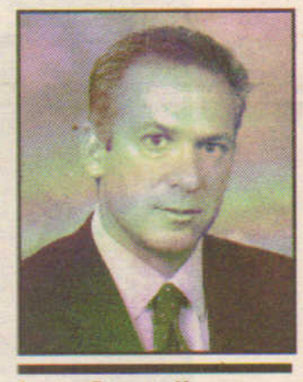

Stephen Roberts
MB MANAGEMENT


John Shields
THE REALTY ADVISORY

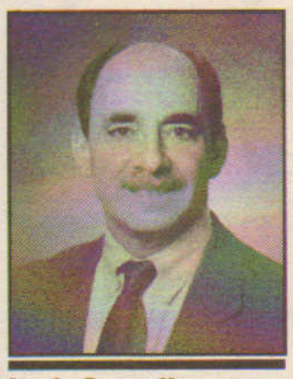

Tim O'Donnell
FANTINI & GORGA

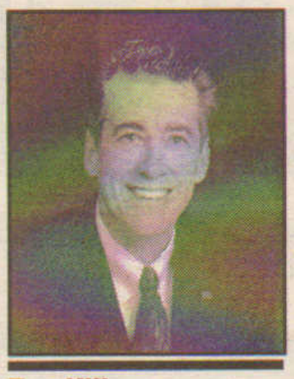

Judy Tinkham
TINKHAM REALTY

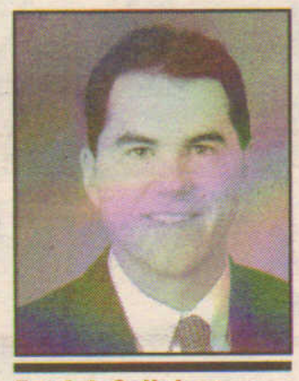

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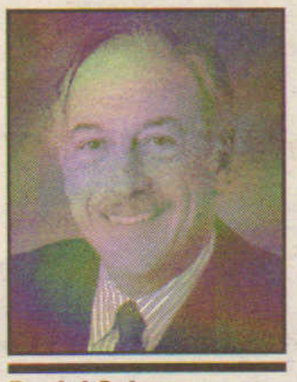

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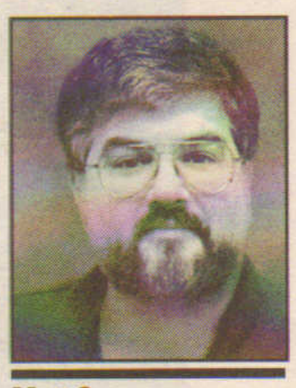

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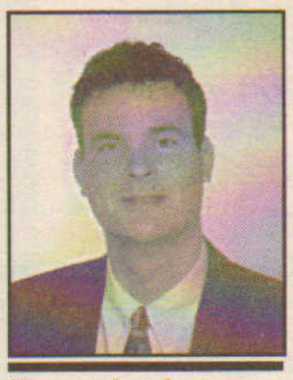

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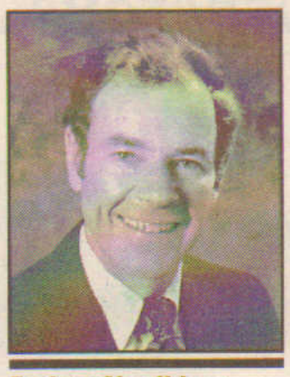
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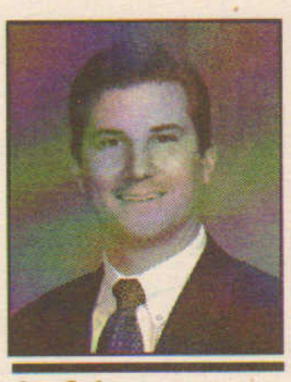
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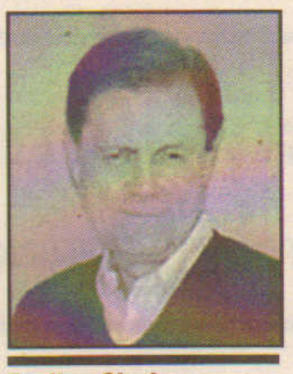
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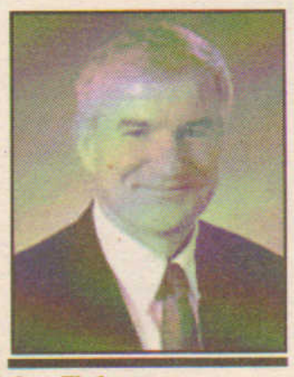
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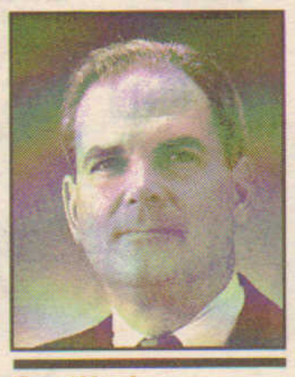
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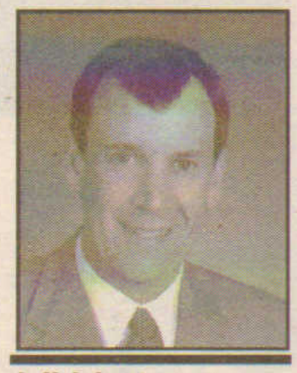
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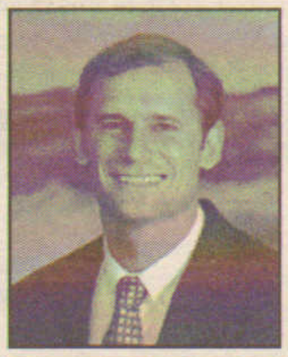
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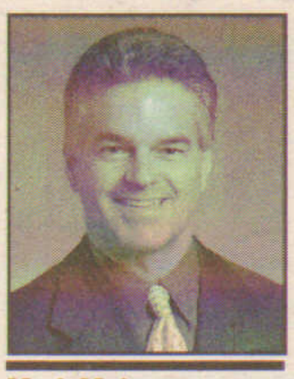
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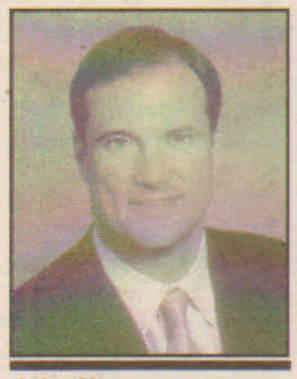
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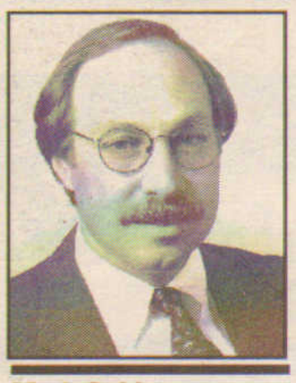
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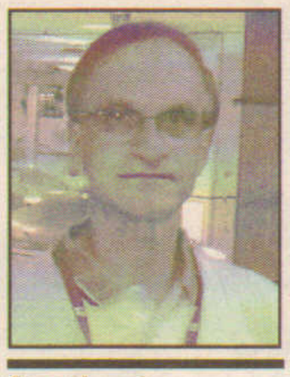
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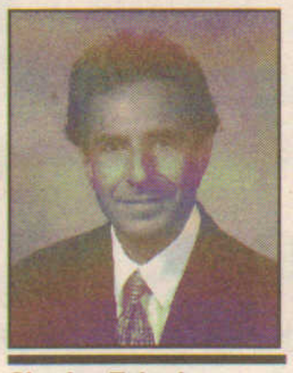
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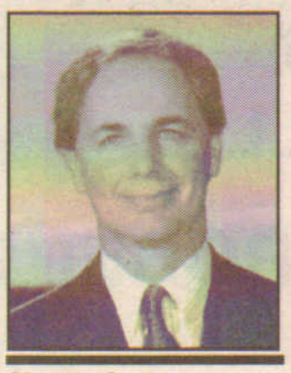
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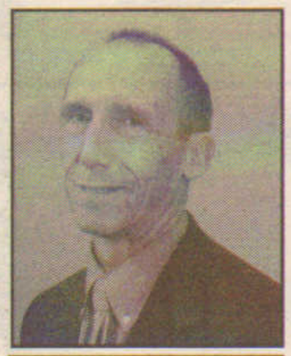
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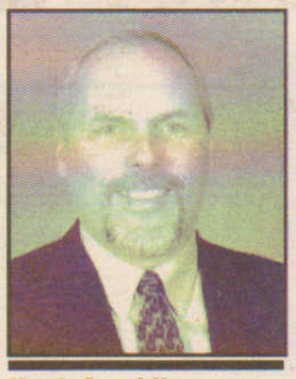
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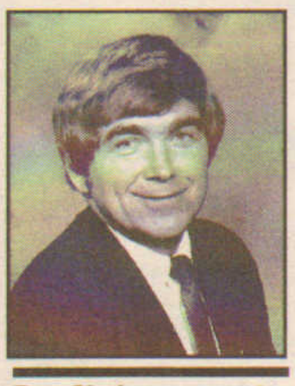
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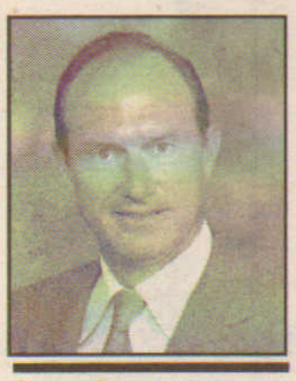
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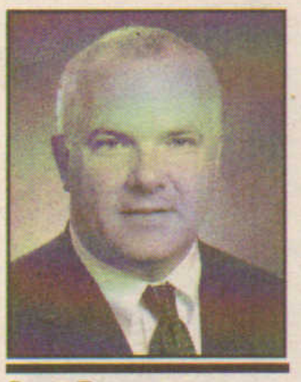
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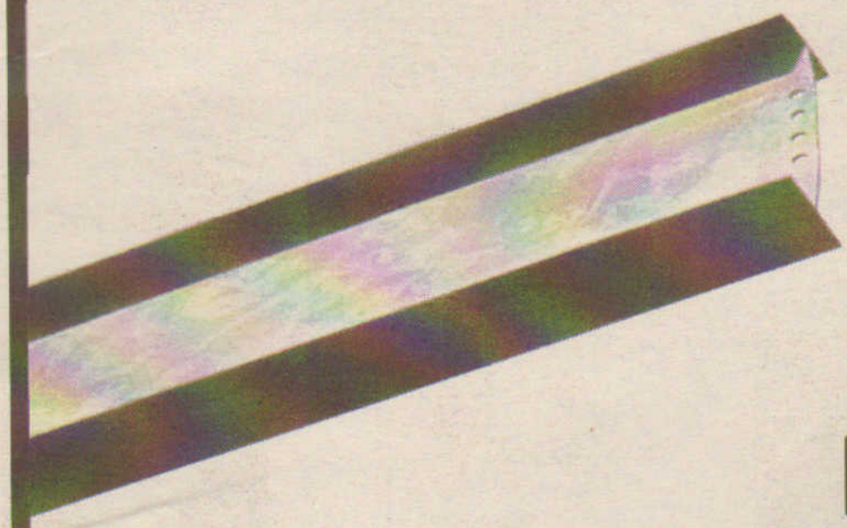


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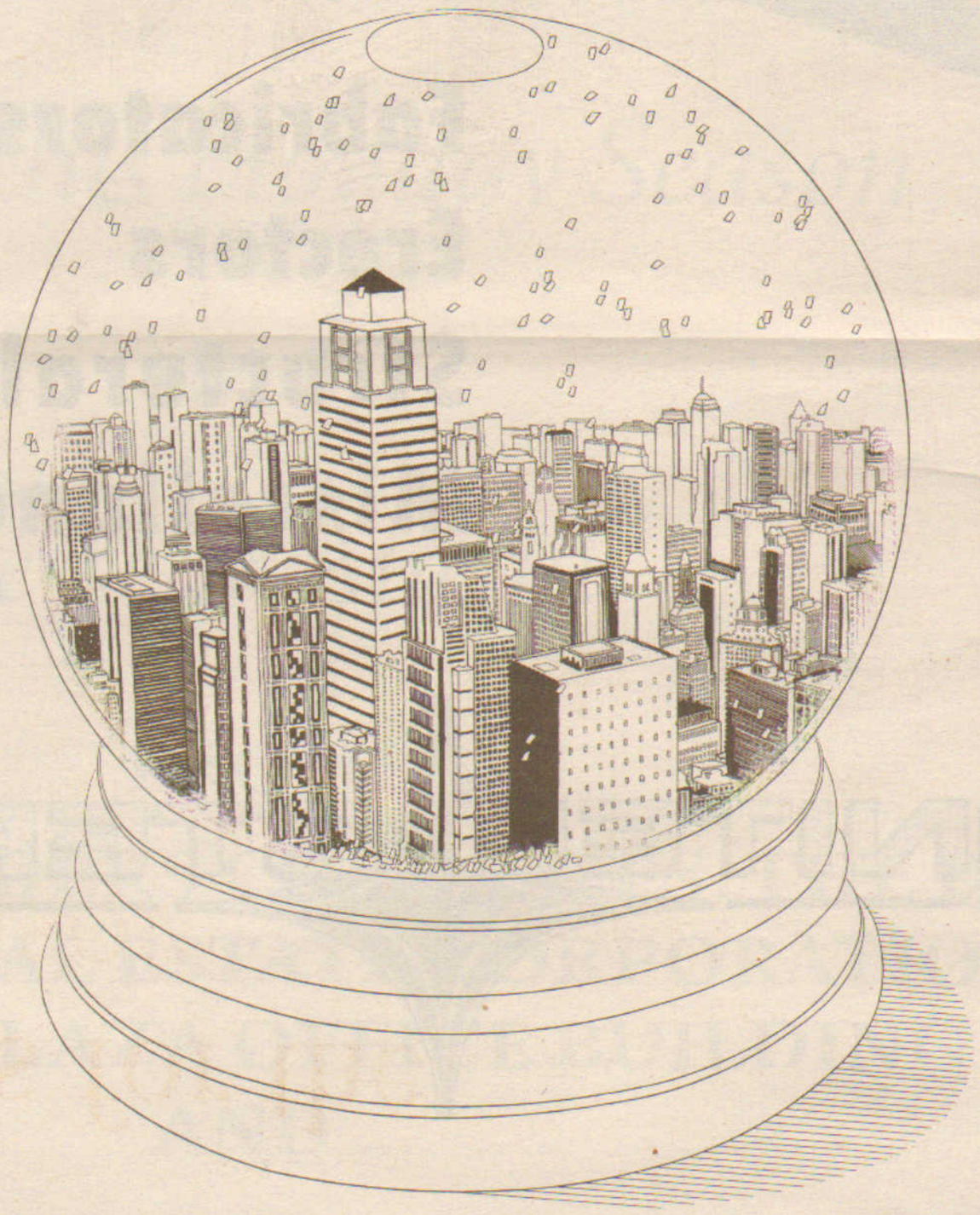
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