

# Monthly Sales & Leases is sponsored by:



|   |                                 | Key: Desc = Property Type;                |                              | S/L = Sale or Lease  |                 |                         |                   |       |
|---|---------------------------------|---|------------------------------|--|-----------------|-------------------------|-------------------|-------|
| SELLER/LESSOR                               | REP. OF SELLER                  | BUYER/LESSEE                              | REP. OF BUYER                | ADDRESS  | PRICE           | SIZE                    | DESC.             | S/L   |
| iStar Financial                             | Cushman & Wakefield             | Rugby Realty Co.                          | DTZ FHO Partners             | 85 Dan Rd., Canton, Mass.                                  | \$5.1 million   | 78,708 s/f              | office            | sale  |
| CW Capital                                  | Richards Barry Joyce & Partners | Rugby Realty Co.                          | DTZ FHO Partners             | 275 Dan Rd., Canton, Mass.                                 | \$5.1 million   | 99,689 s/f              | commercial/office | sale  |
| Nordic Properties & Crosstown Ventures III  | Cushman & Wakefield             | Farley White Interests                    | —                            | 45 & 46 Manning Rd., 45 & 46 Manning Rd., Billerica, Mass. | \$7.725 million | 87,298 s/f              | office/commercial | sale  |
| Sabre Management LLC                        | CB Richard Ellis                | McNichols Co.                             | CB Richard Ellis             | 33 High St., Billerica, Mass.                              | —               | 36,860 s/f              | commercial        | lease |
| BRE/Prime Holdings, LLC and Win Hotels, LLC | Sperry Van Ness                 | Diamond Properties                        | Sperry Van Ness              | 116 Newtown Rd., Danbury, Conn.                            | \$5.5 million   | 181 rooms               | residential       | sale  |
| OSCAP Ltd.                                  | Malone Commercial Brokers       | Pete's Auto Sales, Inc.                   | Malone Commercial Brokers    | 195 Daniel Webster Hwy., Nashua, N.H.                      | \$700,000       | 4,400 s/f on 1.88 acres | retail            | sale  |
| —   | Caardente Real Estate           | Pine Environmental                        | Cardente Real Estate         | 29 Washington Ave., Scarborough, Me.                       | —               | 13,000 s/f              | commercial        | sale  |
| Duffy Associates                            | Duffy Associates                | Rentgrow                                  | NAI Hunneman Commercial      | 307 Waverley Oaks Rd., Waltham, Mass.                      | —               | 8,936 s/f               | office            | lease |
| Atlantic Management                         | CB Richard Ellis                | Paradigm/Precision Holdings               | Burgess Properties           | One Second St., Peabody, Mass.                             | —               | 70,000 s/f              | commercial        | lease |
| JOCA, LLC                                   | Fischer Real Estate             | Skate Time of Monroe, LLC                 | Fischer Real Estate          | 193 Main St., Monroe, Mass.                                | —               | 12,920 s/f              | retail            | lease |
| —   | —                               | American Technology Research              | GVA Williams                 | 10 Glenville Rd., Greenwich, Conn.                         | —               | 5,000 s/f               | —                 | lease |
| BGI Holdings III, LLC                       | Richards Barry Joyce & Partners | Community Education Centers, Inc.         | New Dover Associates         | 290 Donald Lynch Blvd., Marlborough, Mass.                 | —               | 4,264 s/f               | office            | lease |
| Millennium Borthwick                        | The Kane Company                | Eyesight Ophthalmic Services, Inc.        | —                            | 155 Borthwick Ave., Portsmouth, N.H.                       | —               | 16,500 s/f              | retail            | lease |
| The Grossman Companies                      | Frank O'Neill                   | HomeGoods                                 | —                            | Rte. 1, Post Rd., No. Kingstown, R.I.                      | —               | 26,360 s/f              | retail            | lease |
| The Grossman Companies                      | Frank O'Neill                   | Pier Pizza                                | —                            | Rte. 1, Post Rd., No. Kingstown, R.I.                      | —               | 1,000 s/f               | retail            | lease |
| Smith Properties, LLC                       | G&E/Coldstream                  | Sarantos-Economos Family Real Estate, LLC | Proctor & Greene Real Estate | 81 Fitzgerald Dr., Jaffrey, N.H.                           | \$1.35 million  | 45,000 s/f              | commercial        | sale  |
| Regency Centers                             | CB Richard Ellis                | Linear Retail Properties, LLC             | Linear Retail Properties LLC | 550 Amherst St., Nashua, N.H.                              | \$9.73 million  | 48,300 s/f              | retail            | sale  |
| Kennebunk Savings Bank                      | Tranzon Auction Properties      | —   | —                            | Ogunquit, Me.  | \$1.8 million   | —                       | residential       | sale  |
| Mowatt Trust                                | McLaughry Commercial            | Quality First Plumbing & Heating          | —                            | Rte. 66, Randolph, Vt.                                     | —               | —                       | retail            | lease |
| —   | CBRE/The Boulos Company         | Novare Res., LLC                          | Cardente Real Estate         | 188 Middle St., Portland, Me.                              | —               | 6,000 s/f               | retail            | lease |

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PROPERTY ALERT!

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**ne** New England Hot Property Alert

For Sale - 13.77 Acre Building: "Located Next to Pond with Waterfall"

Location: North Chelmsford, MA  
 Contact: Gregg Pond  
 Company: Boston Realty Advisors  
 Phone: 617-830-9605

Offered at: \$1,500,000

Pondview Place is located 1.5 miles off of route 3 in Chelmsford on 13.77 acres. The building sits on the shore of a beautiful pond with a waterfall giving the property a corporate campus feel. The property is a must see!

*Testimonial*  
 "Within three weeks of posting my listing on The New England Real Estate Journal's Hot Property Alert I had the property under agreement. In addition I was exposed to numerous investors that I would not have been in contact with through other forms of marketing. It has now become a routine form of marketing within our office."  
 - Jason Garland - Winsor Brook Property Advisors

Sample Hot Property Listing