

# ne monthly sales and lease report

## As Reported In The New England Real Estate Journal

Month of FEBRUARY, 2011

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
R.D. Scinto	Fischer Real Estate	Engineered Fibers Technology	Fischer Real Estate	88 Long Hill Cross Rd., Shelton, Conn.	—	16,563 s/f	commercial	lease
The Boynton Company	O'Brien Commercial Properties	American Global Ventures	—	336 Baker Ave., Concord, Mass.	—	7,800 s/f	office	lease
Robert Berman	Redstone	Gordon's Window Decor	—	4-8 Leroy Rd., Williston, Vt.	\$810,000	12,400 s/f on 1.35 acres	commercial	sale
Equity Office Properties	Collier Meredith & Grew	WilmerHale	Richards Barry Joyce & Partners	60 State St., Boston	—	272,000 s/f	commercial	sale
Kilmartin Industries	MG Commercial	—	The Stubblebine Company	79 Walton St., Attleboro, Mass.	—	128,000 s/f on 9.4 acres	commercial	sale
—	Boston Realty Advisors	The Mt. Vernon Company	—	86 and 120 Charles St., Boston	\$4.8 million	20 units	residential	sale
Carruth Capital	—	Reflectance Medical	FHO Partners	116 Flanders Rd., Westborough, Mass.	—	5,506 s/f	office	lease
Essex River Ventures	NAI Hunneman Commercial Company	Credo Reference	Landmark Real Estate Advisors	201 South St., Boston	—	6,800 s/f	office	lease
Stonewater Partners	Jones Lang LaSalle	Legacy Mountain View, LLC	Donahue & Associates	302 Mountain View Dr., Burlington, Vt.	\$4.5 million	24,192 s/f on 3.45 acres	office	sale
MAV Realty Trust	Lang McLaughry Commercial	Oriental Wok and Tea Room	—	West Lebanon, N.H.	—	5,200 s/f	retail	lease
SPS Realty Holdings	Prudential Verani Realty	Astoria Boulevard Realty Corporation	—	1181 Elm St., Manchester, N.H.	\$1.3 million	—	office	sale
J & S Greystone Village	The Kane Company	Capturra & Parma Recordings	Prudential Verani Realty	223 Lafayette Rd., North Hampton, N.H.	—	2,256 s/f	office	lease
Olga Gordon	Concord Commercial	Northand South Builders	Winsor Brook Property Advisors	Concord, N.H.	\$2.55 million	80 units	residential	sale
ICV	—	Champlain Investment Partners	White + Burke Real Estate Investment Advisors	180 Battery St., Burlington, Vt.	—	—	office	lease
BRM Real Estate Holdings	Fini Real Estate Group	Martins Management Association	—	188 Main St., Nashua, N.H.	\$1.195 million	14,706 s/f	office/retail	sale
M & K Complex	The Kane Company	Glitter & Gold Entertainment	—	920 Lafayette Rd., Seabrook, N.H.	—	8,000 s/f	retail	lease
Farley White Manchester	Cushman & Wakefield	Renesys	Prolman Realty	1155 Elm St., Manchester, N.H.	—	3,500 s/f	office	lease
Debra Nash & Priscilla Clegg	—	Stonehill Realty	Tinkham Realty	19 Executive Dr., Hudson, N.H.	\$1 million	24,000 s/f on 2.64 acres	commercial	sale
Execusuite	Lang McLaughry Commercial	Bikram Upper Valley	—	White River Junction, Vt.	—	—	retail	lease
Prodromou Holdings	Fishman Realty Group	—	Magnusson-Balfour Real Estate	119 Ocean St., So. Portland, Me.	—	1,400 s/f	retail	lease
Home Properties, Inc.	Fishman Realty Group	Roots and Fruits	—	62 MacArthur Circle East, So. Portland, Me.	—	4,600 s/f	office	lease
T. Mains	Fishman Realty Group	Old Port Realty Group	Gendron Commercial	225 Ocean St., So. Portland, Me.	\$450,000	—	retail	sale
SB Properties	Fishman Realty Group	Alpine Realty Group	—	314 Warren Ave., Portland, Me.	—	4,132 s/f	—	sale
SB Properties	Fishman Realty Group	Robert and Maryann Fusco	—	233 Warren Ave., Portland, Me.	—	—	retail/commercial	sale
SB Properties	Fishman Realty Group	Castle Rock Investments	—	320-24 Warren Ave., Portland, Me.	—	8,277 s/f	retail/residential	sale
Castle Rock Investments	Fishman Realty Group	Bay City Motors	—	324 Warren Ave., Portland, Me.	—	1,200 s/f	retail	lease
Castle Rock Investments	Fishman Realty Group	Unique Auto	—	324 Warren Ave., Portland, Me.	—	1,200 s/f	retail	lease
Castle Rock Investments	Fishman Realty Group	Cornell Diesel	—	324 Warren Ave., Portland, Me.	—	4,225 s/f	retail	lease

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—	Fishman Realty Group	Pingree 2000 Real Estate Holdings	Fishman Realty Group	1128 Westbrook St., Portland, Me.	—	1,936 s/f on 2.9 acres	commercial	sale
Alan Fishman	Alan Fishman	White Brothers	—	Thompson Point, Portland, Me.	—	750 s/f on 3 acres	office	lease
540 Lafayette Rd., LLC	NAI Norwood Group	LMR Properties	—	540 Lafayette Rd., Hampton, N.H.	\$525,000	8,000 s/f	office	sale
Centro Properties Group	Centro Properties Group	Somersworth Nails	—	West High St., Somersworth, N.H.	—	1,200 s/f	retail	lease
—	—	Yankee One Dollar Stores	White + Burke Real Estate Investment Advisors	Route 5, St. Johnsbury, Vt.	—	6,600 s/f	retail	lease
Franklin Realty Development	United Multi Family	Sea Street Holdings	—	565,575, 585 Sea St., Quincy, Mass.	\$1.375 million	17 units	residential	sale
Five Industrial Park Association	Ryer Associates	14 Commerce Rd., Ltd.	Atherton & Associates	14 Commerce Rd., Newtown, Conn.	\$1.4 million	15,618 s/f on 2 acres	office	sale
—	Vidal/Wettenstein	JPC Enterprises	Vidal/Wettenstein	127 Enterprise Dr., Monroe, Conn.	\$850,000	7,500 s/f	commercial/office	sale
Prince Professional Center	Press/Cuozzo Commercial Services	Connecticut Retina Consultants	—	46 Prince St., New Haven, Conn.	\$225,000	units 203 & 205	retail	sale
MCL Ventures	John Hastings Commercial Real Estate	Leslie Dean Interiors	Dale Thomas	44 Old Ridgefield Rd., Wilton, Conn.	—	—	office	lease
HMP Properties	Halloran & Sage	South Park LLP	Rome, Clifford, Katz & Koerner, LLP	37,55,59 Charter Oak St., Manchester, Conn.	\$3.181 million	59 units	residential	sale
—	—	DoValle, LLC	The Geenty Group	63-9 North Branford Rd., Branford, Conn.	—	3,200 s/f	commercial	lease
The Verna Family	The Geenty Group	Advanced Spine & Sports Medicine	Calcagni Association	801 North Main St. Ext., Wallingford, Conn.	—	2,000 s/f	commercial	lease
D'Amato Investments	The Geenty Group	Roman Wasicki	Marena Realty	185 Research Dr., Milford, Conn.	—	800 s/f	retail	lease
W H Realty	Press/Cuozzo Commercial Services	Mariano Brothers Specialty Moving	Colonial Properties	475 Elm St., West Haven, Conn.	—	7,873 s/f	office	lease
Research Devel't. at Bradley Rd.	Levey Miller Maretz Commercial Realtors	Stockbridges New England Bistro and Bakery	Levey Miller Maretz Commercial Realtors	245 Amity Rd., Woodbridge, Conn.	—	3,000 s/f	retail	lease
Raymond & Margaret Bykowski	O, R & L Commercial	JMZ Property Holdings	Matthews Commercial Properties	1685 Reinhard Rd., Cheshire, Conn.	—	10,000 s/f	commercial	sale
General Re Corp.	Jones Lang LaSalle	Statoil	CB Richard Ellis	120 Long Ridge Rd., Stamford, Conn.	—	56,000 s/f	office	lease
General Re Corp.	Jones Lang LaSalle	Fuel Tech Inc.	Jones Lang LaSalle	120 Long Ridge Rd., Stamford, Conn.	—	7,000 s/f	office	lease
Meriden Economic Development Office	Colliers International	Schoolwide, Inc.	Colliers International	290 Pratt St., Meriden, Conn.	—	26,000 s/f	commercial	lease
Simone Development of Orange	Colonial Properties	McKiernan & Associates	Colonial Properties	109 Boston Post Rd., Orange, Conn.	—	2,900 s/f	office	lease
Prime Realty	Colonial Properties	Advanced Radiology Associates	CBRE	297 Boston Post Rd., Orange, Conn.	—	3,800 s/f	office	lease
FJS Family, LLC	—	Restaurant Technologies, Inc.	Sentry Commercial and UGL Services	101 West Dudley Town Rd., Bloomfield, Conn.	—	16,666 s/f	office	lease
100 Great Meadow Road Association	CBRE	Clearwire	Colliers International	Putnam Park, Hartford, Conn.	—	—	office	lease
Olson Steel	Baldwin Pearson	Norwalk Marine Contractors	Vidal/Wettenstein	Access Rd., Stratford, Conn.	—	—	office	lease

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—	—	SPEC Process Engineering & Construction	The Stubblebine Co./CORFAC International	17 A St., Burlington, Mass.	—	7,000 s/f	office	lease
Antonio & Maria Correia	United Multi Family	Mt. Vernon Company, Inc.	—	227-231 Charles St., Cambridge, Mass.	\$1.251 million	6 units	residential	sale
Pembroke Real Estate	Cushman & Wakefield	Ruberto Israel & Weiner, P.C.	Grubb & Ellis	255 State St., Boston	—	16,000 s/f	office	lease
Samir Zebian	O'Brien Commercial Properties	Coastline International	—	19 Bonazzoli Ave., Hudson, Mass.	—	2,400 s/f	office	lease
320-330 Middlesex Ave., LLC	O'Brien Commercial Properties	Portcullis Systems	—	85 Ames St., Marlborough, Mass.	—	2,208 s/f	office	lease
M B Realty	O'Brien Commercial Properties	David Swain Associates	—	6 Lyberty Way, Westford, Mass.	—	8,750 s/f	office	sale
Intercontinental	Jones Lang LaSalle	ETEX Corporation	Jones Lang LaSalle	675 Mass. Ave., Cambridge, Mass.	—	15,600 s/f	office/ commercial	lease
Forest City Enterprises	Colliers Meredith & Grew	ETEX Corporation	Jones Lang LaSalle	38 Sidney St., Cambridge, Mass.	—	12,995 s/f	commercial	lease
Foxrock Properties	The Conrad Group	Thorbahn Association	—	Norwell Corporate Center, Norwell, Mass.	—	14,400 s/f	office	lease
Campanelli Companies	Grubb & Ellis	Steward Health Care System	Cushman & Wakefield	30 Perwal St., Westwood, Mass.	—	101,000 s/f	office	lease
Kimball Brothers Realty	Colliers International	JSC Wire & Cable	—	35 Industrial Park Dr., East Longmeadow, Mass.	—	69,400 s/f	commercial	lease
Clocktower Business Center	Burgess Properties	Mass. Executive Office of Human Services	—	330 Lynnway, Lynn, Mass.	—	25,000 s/f	office	lease
—	Burgess Properties	Eliot Community Human Services	—	730 Eastern Ave., Malden, Mass.	—	13,000 s/f	office	lease
—	Marcus & Millichap	Gamma Realty Trust	—	208-210 Washington St., Somerville, Mass.	\$1.2 million	8 apts. and 2 stores	retail/ residential	sale
TIAA-CREF	Cushman & Wakefield	Architects for Learning	Lincoln Property Company	100 Gould St., Needham, Mass.	—	4,641 s/f	office	lease
Transwestern Investment Company	Richards Barry Joyce & Partners	Taurus New England Investment Corporation	—	313 Washington St., Newton, Mass.	\$11.15 million	81,603 s/f	office	sale
Berkeley Investments	Grubb & Ellis	Harvest Power, Inc.	Landmark Real Estate Advisors	Moody St., Waltham, Mass.	—	7,842 s/f	office	lease
Distribution Services of America	Boston Advisors	Boston Productions, Inc.	NAI Hunneman	290 Vanderbilt Ave. Norwood, Mass.	—	16,680 s/f	office	lease
Nantucket Gourmet, Inc.	Coastal Business Brokers	Nantucket Gourmet Guys, Inc.	—	4 India St., Nantucket, Mass.	—	1,800 s/f	retail	sale
Fairhaven Beverage Company, Inc.	The Business Exchange	—	The Business Exchange	6 Sconticut Neck Rd., Fairhaven, Mass.	—	—	retail	sale
Foxrock Properties	The Conrad Group	Onpoint Financial Corporation	—	141 Longwater Dr., Norwell, Mass.	—	15,000 s/f	office	lease
Brickman Associates	NAI Hunneman	Tulis Miller & Company	CB Richard Ellis	313 Congress St., Boston	—	3,662 s/f	office	lease
Loring Wolcott & Coolidge	Colliers Meredith & Grew	The Gagnon Group	NAI Hunneman	230 Congress St., Boston	—	2,965 s/f	office	lease
Brickman Associates	NAI Hunneman	Stevens Advertising Associates	UGL Equis	330 Congress St., Boston	—	2,019 s/f	office	lease
W.W. Grainger	CB Richard Ellis/N.E.	Mark Investments	CB Ricihard Ellis/N.E.	430 Central Ave., Pawtucket, R.I.	\$1.5 million	14,611 s/f	commercial/ office	sale
Moses Brown School	Peter Scotti Association	Stephen Turner	Residential Properties	317-19 Hope St., Providence, R.I.	\$380,000	4,100 s/f	office	sale
Hostelling International Boston	Colliers International	Hemenway Realty Ventures, LLC	Colliers International	12 Hemenway St., Boston	\$4.75 million	22,000 s/f	residential	sale
Liberty Properties, LLC	CB Richard Ellis	Resonetics	NAI Norwood and NAI Hunneman	44 Simon St., Nashua, N.H.	—	50,470 s/f	commercial/ office	lease

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Shorenstein Properties	FHO Partners	Brodeur Partners	Boston Realty Advisors	399 Boylston St., Boston	—	8,978 s/f	office	lease
580 Fort Pond, LLC	Parsons Commercial Group	Horn Packaging	UGL Services	580 Fort Pond Rd., Lancaster, Mass.	—	275,000 s/f	commercial	lease
Merchant Row Plaza	Denenberg Realty	ISIS Parenting Advisors	National Commercial Brokers	2053 Washington St., Hanover, Mass.	—	6,053 s/f	retail	lease
—	Denenberg Realty Advisors	A New Conception 3D-4D Ultrasound Studio	The Conrad Group	2100 Washington St., Hanover, Mass.	—	890 s/f	commercial	lease
Davis Marcus Ptrs. and Prudential R.E. Investors	CBRE	Marketing & Planning Systems	CBRE	Reservoir Woods, Waltham, Mass.	—	16,658 s/f	office	lease
Davis Marcus Ptrs. and Prudential R.E. Investors	CBRE	Wilmer Hale	Richards Barry Joyce & Partners	850 Winter St., Waltham, Mass.	—	13,315 s/f	office	lease
David Marcus Ptrs. and Prudential R.E. Investors	CBRE	Covalent Partners	W.C. Stone Real Estate Company, Inc.	930 Winter St., Waltham, Mass.	—	5,041 s/f	office	lease
Braintree Executive Park	The Grossman Companies	American Red Cross	Nordlund Associates	108 Grossman Dr., Braintree, Mass.	—	2,500 s/f	office	lease
Northstone LLC	CB Richard Ellis	Softlinx, Inc.	The Stubblebine Co./CORFAC International	100 Riverpark Dr., No. Reading, Mass.	—	2,600 s/f	office	lease
O'Brien Investment Partners	O'Brien Commercial Properties	ATS Lighting	—	16 Craig Rd., Acton, Mass.	—	3,700 s/f	commercial	lease
Cummings Center	Cummings Center	North Shore Pain Management	—	100 Cummings Ctr., Beverly, Mass.	—	2,200 s/f	office	lease
Diamond Sinarcori, LLC	Paramount Partners	LuxeSmile	—	Route 139, Ocean St., Marshfield, Mass.	—	1,706 s/f	retail	lease
Stamford Plaza	RFR Realty	W.R. Berkley Corporation	Bernard Realty	Three Stamford Pl., Stamford, Conn.	—	46,500 s/f	office	lease
—	Marcus & Millichap R.E. Investment Services	Paredim Acquisitions, LLC	Marcus & Millichap R.E. Investment Services	99 North Ridge Dr., Waterbury, Conn.	\$19.2 million	345 units	residential	sale
Building & Land Technology	—	Louis Dreyfus Highbridge Energy	CB Richard Ellis	One Harbor Point Sq., Stamford, Conn.	—	66,000 s/f	office	lease
Pine Island Marina	—	—	Arnold Peck's Commercial World	Groton, Conn.	\$4 million	125 slips on 4 acres	commercial	sale
Building & Land Technology	Building & Land Technology	Louis Dreyfus Highbridge Energy	CB Richard Ellis	One Harbor Point Sq., Stamford, Conn.	—	66,000 s/f	office	lease
Magnetic Analysis Corporation	Austin Properties	Terranova Bakery	Colliers International	535 South Fourth Ave., Mt. Vernon, Conn.	\$1.8 million	26,000 s/f	commercial/retail	sale
Aegean Capital	Colliers International	Pediatric Urology Associates	Signature Group	1290 Summer St., Stamford, Conn.	—	2,254 s/f	office	lease
Gatto Development Corporation	RHYS Commercial	Hallmark Gold Crown	RHYS Commercial	Southbury, Conn.	—	4,500 s/f	retail	lease
—	RHYS Commercial	Massage Envy	RHYS Commercial	Bishop's Corner, West Hartford, Conn.	—	3,200 s/f	retail	lease
—	RHYS Commercial	AT&T Mobility	RHYS Commercial	Somerset Sq., Glastonbury, Conn.	—	3,200 s/f	retail	lease
Terry Vitale (Donald Vitale Trust)	Matthews Commercial	J D Fiberglass	Matthews Commercial	178 Commercial St., Watertown, Conn.	—	10,000 s/f	commercial	lease
580 Fort Pond LLC	Parsons Commercial Group	Horn Packaging	U G L Services	580 Fort Pond Rd., Lancaster, Mass.	—	275,000 s/f	commercial	lease
Merchants Row Plaza	Denenberg Realty Advisors	ISIS Parenting	National Commercial Brokers	2053 Washington St., Hanover, Mass.	—	6,053 s/f	retail	lease
—	Denenberg Realty Advisors	A New Conception 3D 4D Ultrasound Studio	The Conrad Group	2100 Washington St., Hanover, Mass.	—	890 s/f	retail	lease
Braintree Executive Park	The Grossman Companies, Inc.	American Red Cross Blood Services	Nordlund Associates	100 Grossman Dr., Braintree, Mass./	—	2,500 s/f	office	lease

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Blue Hills Medical Center	Rader Properties	I G Blue Hills, LLC	—	340 Wood Rd., Braintree, Mass.	\$7.463 million	48,000 s/f	office	sale
Brady Sullivan	Brady Sullivan	U.S. General Services Admn. (Social Security Admn.)	New England Property Advisors	1750 Elm St., Manchester, N.H.	—	15,071 s/f	office	lease
AEGON USA Realty Advisors	Richards Barry Joyce & Partners	I & I Sling, Incorporated	Colliers International	1400 Providence Hwy., Norwood, Mass.	—	10,700 s/f	commercial	lease
Howland Development	—	B & D Carpet & Flooring	Carbone Commercial Real Estate	217 Middlesex Tpke., Burlington, Mass.	—	20,000 s/f	office/ commercial	sale
Cummings Center	Cummings Center	Sage Science	—	500 Cummings Ctr., Beverly, Mass.	—	7,300 s/f	office/ commercial	lease
National Industrial Portfolio	The Stubblebine Company	Staples, Inc.	—	Adams Rd., Clinton, Mass.	—	43,000 s/f	commercial	lease
Digital Realty Trust	Jones Lang LaSalle	Vestmark	Newmark Knight Frank	100 Quapanowitt Pkwy., Wakefield, Mass.	—	33,866 s/f	office	lease
Waterfront Building	—	Boston Society of Architects	McCall & Almy	Atlantic Wharf, Boston	—	15,000 s/f	office	lease
Boston Properties	Boston Properties	Global Novations	FHO Partners	200 West St., Waltham, Mass.	—	20,000 s/f	office	lease
Lexvest Partners	O'Brien Commercial Properties	Warrior Way	—	63 Great Rd., Maynard, Mass.	—	—	retail	lease