

# MONTHLY SALES AND LEASE REPORT

## As Reported In The New England Real Estate Journal

Month of DECEMBER 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
KBS Realty Advisors	CBRE	Travel Collaborative	Lincoln Property Company	625 Mt. Auburn St., Cambridge, Mass.	—	6,009 s/f	office	lease
KBS Realty Advisors	CBRE	Charles River Analytics	CBRE	625 Mt. Auburn St., Cambridge, Mass.	—	4,662 s/f	office	lease
KBS Realty Advisors	CBRE	Hunt Alternatives	Grubb & Ellis	625 Mt. Auburn St., Cambridge, Mass.	—	10,159 s/f	office	lease
Winstanley Enterprises	—	Two Chef's Catering	Parsons Commercial Group	1001 Pawtucket Blvd., Lowell, Mass.	—	6,885 s/f	commercial	lease
—	Thomas Group	Cieri Group	Carbone Commercial Real Estate	235 Salem St., Woburn, Mass.	\$1.65 million	13,502 s/f (3 bldgs.)	commercial	sale
RoBo LLC	RE/MAX Executive Realty	Sweet Meadows Farm	RE/MAX Executive Realty	225 Arlington St., Framingham, Mass.	\$1 million	37,000 s/f on 3.27 acres	commercial	sale
Hobbs Brook Management	Wyman Street Advisors	Cross Insurance	Cresa Partners	401 Edgewater Dr., Wakefield, Mass.	—	13,126 s/f	office	lease
United States Navy	South Shore Tri-Town Development Corp.	LNR Property Corporation	—	South Field, Weymouth, Mass.	\$25 million	30 acres	commercial	sale
—	Godino & Company	Turner Construction Company	Godino & Company	1280 Soldiers Field Rd., Brighton, Mass.	—	10,500 s/f	office	lease
Family Trust	Keliher Real Estate	C Long LLC	Commonwealth Commercial Advisors	519 Albany St., Boston, Mass.	\$1.45 million	25,112 s/f	commercial	sale
New Boston Fund	New Boston Fund	O'Connor Capital Partners	Cabot Cabot & Forbes	70 Fawcett St., Cambridge, Mass.	—	141,000 s/f	office/ commercial	sale
Transatlantic Investment Management, Inc.	Colliers Interlational	Intrepid Labs	—	222 Third St., Cambridge, Mass.	—	10,500 s/f	office/ commercial	lease
Braintree Executive Park	Grossman Companies	Bank of America	CBRE	150 Grossman Dr., Braintree, Mass.	—	4,738 s/f	office	lease
Staples Family	Conway Commercial	Stephen LeVangie	Conway Commercial	59 Old Webster St., Hanover, Mass.	\$265,000	—	commercial/ office	sale
John's Towing	Keller Williams Commercial	Kris-Way Truck Leasing	Keller Williams Commercial	12 Integra Dr., Concord, N.H.	—	3,000 s/f	commercial	lease
A.W. Perry, Inc.	Perry Brokerage Associates	Alliance Consulting Group	Lincoln Property Company	420 Boylston St., Boston, Mass.	—	4,606 s/f	office	lease
Karen Enterprises	Wason Association Hospitality R.E. Brokerage Group	B and C Management	Wason Association Hospitality R.E. Brokerage Group	10 Saint Laurent St., Nashua, N.H.	\$3.2 million	104 rooms	residential	sale
DWM Inc.	CB Richard Ellis/Boulos Co.	Choices Are For Everyone Inc.	CB Richard Ellis/Boulos Co.	90 Bridge St., Westbrook, Me.	—	12,210 s/f	office	lease
Newington Industrial Assoc./Rachlin Props.	Grubb & Ellis/Northern New England	Sponge-Jet, Inc.	—	14 Patterson Ln., Newington, N.H.	\$1.23 million	30,000 s/f	commercial	sale
The Hampshire Companies	CB Richard Ellis	American Realty Capital II	—	87 Marginal Way, Portland, Me.	—	32,000 s/f	retail	sale
Brixmor Property Group	Brixmor Property Group	Dollar Tree	Real Estate Advisors	Brighton Ave., Portland, Me.	—	11,002 s/f	retail	lease
Janvier Holdings	Concord Commercial Real Estate	NTC Concord Holdings	—	2 1/2 Beacon St., Concord, N.H.	\$650,000	21,000 s/f	office	sale
—	Premiere Properties	N.H. Business Sales	The Hodges	Sheep Davis Rd., Pembroke, N.H.	—	1,530 s/f	office	lease
Michaels Realty	The Kane Company	Lighthouse Manufacturing	The Kane Company	35 Mirona Rd., Portsmouth, N.H.	—	40,000 s/f	commercial	sale
Catamount Shelburne, LLC	Redstone	Heartworks School	Redstone	4066 Shelburne, Vt. Shelburne, Vt.	—	8,470 s/f	office	lease
Peter Johnson Building Supplies	Lang McLaughry Commercial	Sally Beauty Supply	—	West Lebanon, N.H.	—	2,500 s/f	retail	lease
BioMed Realty Trust	Richards Barry Joyce & Partners	BIND Biosciences	Richards Barry Joyce & Partners	325 Vassar St., Cambridge, Mass.	—	32,800 s/f	office/ commercial	lease
BioMed Realty Trust	Richards Barry Joyce & Partners	Sun Catalyist Corporation	Richards Barry Joyce & Partners	325 Vassar St., Cambridge, Mass.	—	9,665 s/f	office	lease

# MONTHLY SALES AND LEASE REPORT

## As Reported In The New England Real Estate Journal

Month of DECEMBER 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
BioMed Realty Trust	The Conrad Group	Global Vision Advisors	The Conrad Group	Unit #103 Assinippi Commons Norwell, Mass.	\$290,000	2,100 s/f	office	sale
Weston Atlantic Association	Marcus & Millichap	CVS Pharmacy	—	307 Waverly Oaks Rd., Waltham, Mass.	—	13,360 s/f	office	lease
Harrison Properties	Waldman & Associates	Southwest Properties	Allworth Realty	1235 Wampanoag Tr., E. Providence, R.I.	\$2.39 million	22,500 s/f	retail	sale
Combined Properties	Combined Properties	General Insulation	—	278 Medford St., Medford, Mass.	—	2,115 s/f	retail	lease
Combined Properties	Combined Properties	Sherwin Williams Auto Finishes	—	312 Rear Mystic Ave., Medford, Mass.	—	5,670 s/f	retail	lease
Combined Properties	Combined Properties	Sonapar NorthEast Electrical Distributors	—	326 Mystic Ave., Medford, Mass.	—	13,715 s/f	retail	lease
—	Jason Sisto & Joe Mardo	Women & Infants Hospital	Hayes & Sherry	101 Plain St., Providence, R.I.	—	12,545 s/f	—	lease
Valley Place Office Park	—	Mantrose Haeuser Company	Peter M. Scotti & Associates	6 Blackstone Valley Pl., Lincoln, R.I.	—	10,120 s/f	office/ commercial	lease
Metro Investment Capirtal	CB Richard Ellis/ New England	Alliance Sales & Marketing	—	301 Metro Center Blvd., Warwick, R.I.	—	2,453 s/f	office	lease
Java Realty	CB Richard Ellis	Link Commercial Properties	—	1268 Park East Dr., Woonsocket, R.I.	\$1.85 million	35,355 s/f on 3.2 acres	commercial	sale
S & A Printing	MG Commercial	Triumvirate Environmental	ReMax Preferred	9 Powder Hill Rd., Lincoln, R.I.	—	50,000 s/f	commercial	lease
Cumberland Comm'l. Center	Coldwell Banker Commercial Division	Laserworks	Coldwell Banker Commercial Division	45 Industrial Rd., Cumberland, R.I.	—	2,750 s/f	commercial	lease
Temple Eagle Realty	—	Yanamtemple LLC	Group Boston Real Estate	48-50 Temple Pl., Boston, Mass.	\$3.2 million	8,580 s/f	commercial	sale
—	Marcus & Millichap R.E. Investment Services	U.S. General Services Administration	Harris R.E. Appraisal & Auction Services	Fort Fairfield, Me.	\$10 million	25,603 s/f	office	sale
De Matteo Building	Press/Cuozzo Commercial Services	3 Prime LLC	Press/Cuozzo Commercial Services	2911 Dixwell Ave., Hamden, Conn.	—	450 s/f	office	lease
95 Ryan Dr. Realty Trust	R.W. Holmes Realty Company	Professional Technologies International, Inc.	New Dover Associates, Inc.	95 Ryan Dr., Raynham, Mass.	—	7,500 s/f	office/ commercial	lease
Phoenix Dale Road LLC	The New Haven Group	MJF Properties	—	40 Dale Rd. Avon, Conn.	\$1.6 million	20,600	office	sale
Griffin Land ]	CB Richard Ellis	Great American Insurance Company	—	5 Waterside Crossing, Windsor, Conn.	—	17,661 s/f	office	lease
Roscommon Infinity, LLC and MK Roscommon, LLC	CB Richard Ellis	The Connection Fund, LLC	O, R & L Commercial, LLC	Roscommon Park, Middletown, Conn.	—	22,140 s/f	office	lease
Hamden Professional Center, LLC	HLC Realty, LLC	2560 Dixwell Medical Building	HLC Realty, LLC	2560 Dixwell Ave., Hamden, Conn.	\$6.855 million	31,000 s/f	office	sale
Clark Development Corporation	H. Pearce Commercial Real Estate	National Sintered Alloys, Inc.	H. Pearce Commercial Real Estate	11 Heritage Park Rd., Clinton, Conn.	—	6,250 s/f	commercial	lease
Elm City Ind. Properties	H. Pearce Commercial Real Estate	Salon Enterprises, LLC	H. Pearce Commercial Real Estate	51 Boston Post Rd., Madison, Conn.	—	1,620 s/f	retail	lease
RCR Ent., LLC	H. Peace Commercial Real Estate	993-95 Boston Post Rd., LLC	H. Pearce Commercial Real Estate	992 Boston Post Rd., Guilford, Conn.	—	13,720 s/f	retail/ residential	sale
—	Marcus & Millichap	—	Marcus & Millichap	209 Highland Ave., Waterbury, Conn.	\$1.8 million	14,000 s/f on 1.75 acres	office	sale
Abbey Road Advisors, LLC and Praedium Group, J.V.	Cushman & Wakefield	Gexpro (part of Rexel)	Cassidy Turley	1000 Bridgeport Ave., Shelton, Conn.	—	30,132 s/f	office	lease
Abbeu Road Advisors, LLC and Praedium Group, J.V.	Cushman & Wakefield	HealthPlan One	Cresa Partners	1000 Bridgeport Ave., Shelton, Conn.	—	1,650 s/f	office	lease
Abbey Road Advisors, LLC and Praedium Group, J.V.	Cushman & Wakefield	Tighe & Bond	Albert Ashforth, Inc.	1000 Bridgeport Ave., Shelton, Conn.	—	9,040 s/f	office	lease

# MONTHLY SALES AND LEASE REPORT

## As Reported In The New England Real Estate Journal

Month of DECEMBER 2011

Key: Desc = Property Type; S/L = Sale or Lease

SELLER/LESSOR	REP. OF SELLER	BUYER/LESSE	REP. OF BUYER	ADDRESS	PRICE	SIZE	DESC.	S/L
2558 Whitney, LLC	Levey Miller Maretz	Skater's Landing, LLC	Levey Miller Maretz	2558 Whitney Ave., Hamden, Conn.	—	1,250 s/f	office.	lease
The Hurley Group	Matthews Commercial Properties	Kimtron Inc.	—	115 Hurley Rd., Oxford, Conn.	—	6,350 s/f	office	lease
The Hurley Group	Matthews Commercial Properties	Jefferson Pine Leasing	—	115 Hurley Rd., Oxford, Conn.	—	2,150 s/f	office	lease
The Hurley Group	Matthews Commercial Properties	Quest Integrity	—	115 Hurley Rd., Oxford, Conn.	—	2,500 s/f	office	lease
The Hurley Geroup	Matthews Commercial Properties	Pape Wholesale	—	115 Hurley Rd., Oxford, Conn.	—	2,150 s/f	office	lease
—	Cushman & Wakefield	YoFarm Co., LLC	Matthews Commercial Properties	50 Rado Dr., Naugatuck, Conn.	—	21,000 s/f	commercial	lease
—	Tower Realty	YoFarm Co., LLC	Matthews Commercial Properties	141 Sheridan Dr., Naugatuck, Conn.	—	5,760 s/f	commercial	lease
KS Partners	R.W. Holmes Realty Company	Environmental Chemical Corporation	Grubb & Ellis	33 Boston Post Rd., Marlborough, Mass.	—	18,231 s/f	office	lease
KS Partners	R.W. Holmes Realty Company	East Cost Cad/Cam	Jones Lang LaSalle	33 Boston Post Rd., Marlborough, Mass.	—	4,804 s/f	office	lease
Louis Landino Family Trust	Press/Cuozzo Comm'l. Services	True Athletics, LLLC	Press/Cuozzo Comm'l. Services	850 Sherman Ave., Hamden, Conn.	—	10,000 s/f	office	lease
Commonwealth Ave. LLC	Boston Realty Advisors	Nemon Corporation	Boston Realty Advisors	493-97 Commonwealth Ave., Boston, Mass.	\$3.5 million	—	residential	sale
Dwight Realty	United Multi Family	Daniel and Amy Slep	—	607 Burritt St., New Britain, Conn.	\$850,000	18 units	residential	sale
Tunney LLC	United Multi Family	Charlestown Crescent, LLC	—	41-43 Crescent St., Charlestown, Mass.	—	6 units	residential	sale
New Boston Fund	New Boston Fund	SynDor	CB Richard Ellis	155 Swanson Rd., Boxborough, Mass.	—	102,615 s/f	commercial	lease
New Boston Fund	CB Richard Ellis	Northern New England Financial Group	Carbone Commercial	10 New England Business Ctr. Dr., Boxborough, Mass.	—	3,768 s/f	office	lease
New Boston Fund	CB Richard Ellis	Conn. Children's Medical Center	R M Bradley	500 Enterprise Rocky Hill, Conn.	—	22,071 s/f	office	lease
New Boston Fund	CNL Commercial Real Estate	Avecetra	CB Richard Ellis	Maitland Green 1, Maitland, Fla.	—	12,000 s/f	office	lease
Cummings Properties	Cummings Properties	Launch TC128 Coworking	Cummings Properties	Trade Ctr. 128, Woburn, Mass.	—	—	office	lease
Equity Ind. Partners	Marcus & Millichap R.E. Investment Services	FT No. 7 LLC	Marcus & Millichap R.E. Investment Services	100 Highland Dr., Putnam, Conn.	\$2.075 million	64,800 s/f	commercial	sale
M.F. Santorso	George J. Smith & Sons and and Advance Realty CT, LLC	Tucker Farmington, LLC	Colliers International	330 Main St., Farmington, Conn.	\$1.85 million	—	retail	sale
Peter Johnson Building Supplies	Lang McLaughry Commercial	Sally Beauty Supply	Lerner R.E. Group, LLC	West Lebanon, N.H.	—	2,500 s/f	retail	lease
Alouette Homes of Quebec, Canada	Concord Commercial Real Estate	376 Route 108, LLC	Concord Commercial Real Estate	851-9 Dover Rd., Pembroke, N.H.	\$219,000	2.09 acres (land)	commercial	sale
SCB Plaza	H. Pearce Commercial	Fastenal	Prudential Connecticut Realty	199 Shunpike Rd., Cromwell, Conn.	—	3,800 s/f	retail	lease
Harrison Properties, LLC	Waldman & Associates	Lenny Brescia	Allworth Realty	1235 Wampanoag Tr., E. Providence, R.I.	\$2.39 million	22,500 s/f	retail	sale
Eastchester Plaza S.C.	—	Urstadt Biddle Properties,	Urstadt Biddle Properties,	Route 22, Eastchester, N.Y.	—	23,300 s/f	retail	sale
Neil Harvey	Glickman Kovago & Company	Joey's Bar & Grill	Glickman Kovago & Company	344 Chandler St., Worcester, Mass.	—	4,600 s/f	retail	lease
Neil Harvey	Glickman Kovago & Company	Ideal Weight Loss Clinic	Glickman Kovago & Company	344 Chandler St., Worcester, Mass.	—	1,000 s/f	retail	lease
Rockville Bank Plaza	Conn. Commercial Realty	The Calico Cat (Judith Tsukroff)	Conn. Commercial Realty	612 Main St., Somers, Conn.	—	—	retail	lease

# MONTHLY SALES AND LEASE REPORT

## As Reported In The New England Real Estate Journal

Month of DECEMBER 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
Brixmor Property Group	Brixmor Property Group	Verizon Wireless	Eastern Retail Properties	Mass. Ave., Lunenburg, Mass.	—	2,500 s/f	retail	lease
Brixmor Property Group	Brixmor Property Group	Motherhood Maternity	Crown Retail Services	Hartford Tpke., Waterford, Conn.	—	1,500 s/f	retail	lease
The Hampshire Companies	CB Richard Ellis	American Realty Capital II, LLC	—	87 Marginal Way, Portland, Me.	—	32,000 s/f	commercial	sale
Invesco	Cushman & Wakefield	EQR Walden Park, LLC	—	Cambridge, Mass.	\$64.9 million	232 units on 3.69 acres	residential	sale
One Beacon Insurance Group Ltd.	CLW Real Estate Services Group	The Shaw Group, Inc.	CB Richard Ellis/ New England	150 Royall St., Canton, Mass.	—	188,857 s/f	office	lease
United States Navy	—	LNR Property LLC	LNR Property LLC	Southfield, Mass. (Weymouth)	—	830 acres of land	commercial	sale
Groton Ayer Realty Trust	Auburndale Realty Company	PAK Technologies, Inc.	—	95 Fitchburg Rd., Ayer, Mass.	—	42,258 s/f	commercial	lease
Andeb LLC	Marcus & Millichap	1154-1166 Mass. Ave., LLC	—	1154-66 Mass. Ave., Cambridge, Mass.	\$3.227 million	8,474 s/f	commercial	sale
Verizon and Fairpoint Communications	Development Associates	JFJ Holdings, LLC	Coco, Early & Associates	Windham, N.H.	—	17,200 s/f on 5 acres	commercial	sale
.Commercial Street Venture, LLC	NAI Hunneman	Plaza 188 Association	—	Malden, Mass.	\$15.5 million	71,462 s/f	retail	sale
—	Glickman Kovago & Company	Joey's Bar and Grill	Glickman Kovago & Company	334 Chandler St., Worcester, Mass.	—	4,600 s/f	retail	lease
—	Glickman Kovago & Company	Ideal Weight Loss Clinic	Glickman Kovago & Company	334 Chandler St., Worcester, Mass.	—	1,000 s/f	retail	lease
2100 Whitney Ave., LLC	Levey Miller Maretz	The Alphabet Academy	Press/Cuozzo Realtors	2389 Dixwell Ave., Hamden, Conn.	—	12,000 s/f on 1.73 acres	commercial	lease
Green Brook Development, LLC	New Dover Associates, Inc.	Jump Start Physical Therapy, Inc.	New Dover Associates Inc.	1 H.F. Brown's Way, Natick, Mass.	—	4,882 s/f	office	lease
Green Brook Development, LLC	New Dover Associates, Inc.	Energy Fitness & Gymnastics	Boston Commercial Properties	1 H.F. Brown's Way, Natick, Mass.	—	15,651 s/f	commercial	lease