

MONTHLY SALES AND LEASE REPORT

As Reported In The New England Real Estate Journal

Month of January, 2012

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SELLER/LESSOR	REP. OF SELLER	BUYER/LESSEE	REP. OF BUYER	ADDRESS	PRICE	SIZE	DESC.	S/L
Wight & Company	—	Cummings Properties	Cummings Properties	50 Dunham Rd., Beverly, Mass.	\$2.3 million	103,000 s/f on 54 acres	office	sale
Hudson Industrial Park Realty	Hudson Industrial Park Realty	G & C Concrete	Northway Real Estate	31 Stevens St., Haverhill, Mass.	\$275,000	17,000 s/f	commercial	sale
455 Whitney Ave., LLC	New Dover Associates, Inc.	N and B Realty, LLC	Boston Commercial Properties, Inc.	455 Whitney Ave., Northborough, Mass.	\$950,000	22,500 s/f on 2.03 acres	commercial	sale
Capmark Bank	Cushman & Wakefield of Mass., Inc.	Oracle America, Inc.	—	4 Van deGraaf Dr., Burlington, Mass.	\$16.5 million	88,507 s/f	office	sale
—	Cardente Real Estate	Environmat, LLC	—	115 Fox St., Portland, Me.	—	3,200 s/f	commercial	lease
—	Metrowest Commercial Real Estate	Seven Hills Foundation	Kelleher & Sadowsky	83 Cedar St., Milford, Mass.	\$1.125 million	8,100 s/f	office	sale
David Nassif Co.	R.W. Holmes Realty Company	Newton-Wellesley Hospital	McCall & Almy	173 Worcester St., Wellesley, Mass.	—	15,200 s/f	office	lease
Rockland Haverstraw LLC	The Grossman Companies	MISI Co., Ltd. (NTT Data Group)	—	1099 Hingham St., Rockland, Mass.	—	4,342 s/f	office	lease
249 Cedar Hill Street, LLC	O'Brien Commercial Properties	Bent Productions	Greater Boston Commercial Properties	249 Cedar Hill St., Marlborough, Mass.	—	9,000 s/f	office	lease
—	Glickman Kovago & Company	Kohl's Department Store	—	500 Lincoln St., Worcester, Mass.	—	68,000 (to be built - on 7.5 acres)	retail	lease
WE 36 Precision Dr., LLC (Winstanley Ent.)	Hart Corporation	Jeld-Wen, Inc.	Cushman & Wakefield of Arizona	36 Precision Dr., North Springfield, Vt.	—	212,340 s/f	commercial	lease
NIP - Lot 6, LLC	New Hampshire Real Estate	Hagan Design and Machine, Inc.	Grubb & Ellis/Northern New England	2 Forbes Rd., Newmarket, N.H.	—	24,000 s/f	commercial	lease
Williston West Church	CB Richard Ellis/The Boulos Company	Majella Global Technology Developments, LLC	KW Commercial	32 Thomas St., Portland, Me.	—	17,000 s/f	office	sale
Central Maine Commerce Center	Mattson Development, LLC	CMCC Lot 14 LLC	CBRE/The Boulos Company	Augusta, Me.	—	105,500 s/f (to be built- on 10.53 acres)	office	sale
Six Manor Parkway LLC	Shea Commercial	JORB Property Management, LLC	—	Six Manor Pwy., Salem, N.H.	\$4 million	29,355 s/f on 5.5 acres	office	sale
K Corp	K Corp.	U.S. Senator Kelly Ayotte	—	19 Pleasant St., Manchester, N.H.	—	800 s/f	office	lease
Fitzsimmons Realty, LLC	The Kane Company	Rejuvenations Professional Massage, LLC	Shanley Real Estate	72 Portsmouth Ave., Stratham, N.H.	—	1,577 s/f	retail	lease
Mashop Development, LLC	The Valentine Group	Salon Soleil & Spa	—	Route 111, Windham, N.H.	—	3,600 s/f	retail	lease
Monomoy Development, LLC	The Valentine Group	Golden Crane Traditional Martial Arts	C-21 D'Amico	46 Lowell Rd., Windham, N.H.	—	3,000 s/f	retail	lease
Crystal Realty Associates, Inc.	The Valentine Group	Dusty Old Cars	—	23 Crystal Ave., Derry, N.H.	—	6,200 s/f	commercial	lease
The Home Team Corporation	Concord Commercial	367 Route 108, LLC (Ryme Heating Oils, Inc.)	Concord Commercial	851-59 Diver Rd., Pembroke, N.H.	\$219,000	2.09 acres	retail	sale
SAF Hawthorne Commons, LLC	Cushman & Wakefield	MIREF Hawthorne Commons, LLC	—	Salem, Mass.	\$41.8 million	240 units	residential	sale
Levon and Robin Kasparian	M G Commercial	Tuscan Property Mgmt., LLC (Poliquin Performance)	—	1600 South County Tr. E. Greenwich, R.I.	\$1.65 million	9.8 acres - to built 57,000 s/f	office	sale
August Realty Trust	Cushman & Wakefield	306 Washington St., Norwell, LLC and Andrew Gordon Insurance	Capital Real Estate	306 Washington St., Norwell, Mass.	\$1.2 million	13,000 s/f	office/ retail	sale
Ruben Companies	Cushman & Wakefield	AEW Capital Management, L.P.	—	One Exeter Plaza, Boylston St., Boston, Mass.	\$112 million	211,351 s/f	office	sale
STJ Alpha Equity Partners, LLC	Jones Lang LaSalle	Airvana, Inc.	Richards Barry Joyce & Ptrs. Chelmsford, Mass.	19 Alpha Rd., Chelmsford, Mass.	—	63,220 s/f	—	lease
STJ Alpha Equity Partners, LLC	Jones Lang LaSalle	Krueger Food Labs	Stubblebine Company	19 Alpha Rd., Chelmsford, Mass.	—	11,411 s/f	—	lease
Resource Business Mgmt. & Props. Corp.	NAI Hunneman	Shaughnessy & Ahern	NAI Hunneman	116 Lundquist Dr., Braintree, Mass.	\$3.1 million	52,200 s/f on 4.24 acres	commercial	sale

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1730 State St. L.P.	Fischer Real Estate	Allied Building Products Corporation	Fischer Real Estate	1730 State St., Bridgeport, Conn.	—	48,119 s/f	commercial	lease
—	Press/Cuozzo Commercial Services	New Haven County Bar Association	PressCuozzo Commercial Services	171 Orange St., New Haven, Conn.	—	2,000 s/f	office	lease
Groton Ayer Realty Trust	Auburndale Realty Company	PAK Technologies, Inc.	—	95 Fitchburg, Rd., Ayer, Mass.	—	42,258 s/f	commercial	lease
Hirsch Realty Corporation	Sea Watch Realty	CarePoint Partners	—	116 Long Pond Rd., Plymouth, Mass.	—	2,300 s/f	office	lease
Hirsch Realty Corporation	Sea Watch Realty	Bank of Cape Cod	Premier Commercial Realty	445 Main St., Falmouth, Mass.	—	3,000 s/f	office	lease
Hosokawa Micron International	R.W. Holmes Realty Co., Inc.	Michigan Drive, LLC	R.W. Holmes Realty Co., Inc.	5-7 Michigan Dr., Natick, Mass.	\$1.2 million	27,000 s/f	commercial	sale
150 Cordaville Road, LLC	Greater Boston Commercial Properties	Inside Playground, LLC	—	150 Cordaville Rd., Southborough, Mass.	—	13,058 s/f	commercial	lease
138 Hatch Street Realty Trust	Chad Brubaker	138 Hatch Street, LLC	Coastal Commercial Real Estate	138 Hatch St., New Bedford, Mass.	—	6,940 s/f	commercial	sale
Dwight Realty	United Multii 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.	\$775,000	6 units	residential	sale
Western Realty Inc. and Santa Fe Realty LLC	Capstone Properties	RBD Properties, LLC	Albert Realty	1466-92 Park Ave., Cranston, R.I.	\$3.25 million	(3 bldgs) 102/117 s/f on 2.344 acres	retail	sale
—	CB Richard Ellis/N.E.	Andera	Hayes & Sherry	15 Park Row West, Providence, R.I.	—	15,000 s/f	office	lease
KIWI Industries	CB Richard Ellis	Becker	Butler Realty Group	355 Compass Circle, unit 9, No. Kingstown, R.I.	—	1,500 s/f	office	lease
Village West Assoc. and Woonsocket Village Association	Cushman & Wakefield	Atlantic Developments, LLC	—	Cumberland Rd., Woonsocket, R.I.	\$4.325 million	122 units	residential	sale
Cercere Group	M G Commercial	Jordan Durham and Peter Gill Case	Jordan Durham and Peter Gill Case	143 Westminster St., Providence, R.I.	\$900,000	15,000 s/f	office/ retail	sale
Carpenter Properties, LLC	Paramount Properties	MDR Realty	—	85 Douglas Pike, Smithfield, R.I.	\$490,000	13,278 s/f on .92 acre	office	sale
Aristocrat Realty	Coldwell Banker Commercial	R.I. Dental	Coldwell Banker Commercial	868 Charles St., No. Providence, R.I.	—	2,000 s/f	office	lease
Brixmor Property Group	Brixmor Property Group	Olympia Sports	The Clarks Companies N.A.	Fenchtown Rd., No. Kingstown, R.I.	—	4,548 s/f	retail	lease
P& M Realty, LLC	M G Commercial	Scaff-Man Properties, LLC	—	80 Gilbane St., Warwick, R.I.	\$477,000	7,200 s/f on 1.5 acres	commercial	sale
Albert Corbeil	Butler Realty Group	Dr. Debbi McInteer	Prudential Gammons Realty	East Greenwich, R.I.	\$77,500	1,152 s/f	office	sale
31 Graystone, LLC	Olympus Group Real Estate	Primco Graystone, LLC	—	Graystone St., Warwick, R.I.	\$805,000	20,000 s/f	commercial	sale
KDJS Partners, LLC	CBRE/The Boulos Company	JHR Development, LLC	—	56 Milliken St., Portland, Me.	\$6.5 million	200,665 s/f	commercial	sale
William Day Hicks and Anne Louise Hicks	Greater Boston Real Estate	Marlborough Manor Realty Trust	Greater Boston Real Estate	4 Marlborough St., Boston, Mass.	\$4.405 million	9,750 s/f in 7 units & 3 parking spaces	residential	sale
Clarion Partners	CBRE's National Retail Investment Group	Route 28 Salem, L.P.	—	Salem, Mass.	\$39.875 million	170,270 s/f	retail	sale
Woodcrest Apartments	Boston Realty Advisors	Woodcrest Apartments, LLC	—	Plymouth, Mass.	\$2.85 million	24 units	residential	sale
Hamden Realty Associates, L.P.	Press/Cuozzo Commercial Services	Conn. Women's consortium	Preses/Cuozzo Commercial Serviced	2321 Whitney Ave., Hamden, Conn.	—	7,000 s/f	office	lease
Braintree Executive Park, LLC	The Grossman Companies	Galileo Press	The Grossman Companies	100 Grossman Dr., Braintree, Mass.	—	3,554 s/f	office	lease

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Daniel Safar & Marcel Safar	NAI Hunneman	Granite Point Capital	Cushman & Wakefield	109 State St., Boston, Mass.	—	4,800 s/f	office	lease
Savoy Realty, LLC	Coldwell Banker Comm'l. Scalzo Group	236 Federal Rd., LLC	Goodfellow Ashmore Corfac International	230 Federal Rd., Brookfield, Conn.	\$1.5 million	5,000 s/f on 1.25 acres	retail	sale
Oce Imaging Supplies, Inc.	O, R & L Commercial	Seidman Guilford Realty, LLC	O,R,& L Commercial	385 Long Hill Rd., Guilford, Conn.	\$1.375 million	128,000 s/f	commercial	sale
725 Marshall Phelps, LLC	Sentry Commercial	WFH LLC	Sentry Commercial	725 Marshall Phelps Rd., Windsor, Conn.	\$1.6 million	40,000 s/f	commercial	sale
RCR Enterprises, LLC	Pearce Commercial Real Estate	Associated Medical, Inc.	Pearce Commercial Real Estate	1795 Boston Post Rd., Guilford, Conn.	—	1,981 s/f	office	lease
CAPREIT Town Place, L.P.	Marcus & Millichap	Baker Middletown, LLC	Marcus & Millichap	10 Town Place, Middletown, Conn.	\$18.6 million	166 units	residential	sale
Business Park Realty, LLC	H. Pearce Commercial	L Q Mechatronics USA, Inc.	New Haven Group	33 Business Park Dr., Branford, Conn.	—	12,000 s/f	office	lease
SL Green Realty Corporation	S L Green Realty Corporation	Preferred Brands International	Choyce Peterson, Inc.	3 Landmark Sq., Stamford, Conn.	—	5,765 s/f	office	lease
BIS, LLC	Advance Realty CT	Sachdev Plaza, LLC	Advance Realty CT	280 Broad St., Windsor, Conn.	\$375,000	8 stores, movie theater, 9 apts.	commercial/ retail/residential	sale
Malkin Properties	Malkin Properties	Jones Lang LaSalle Americas, Inc.	Jones Lang LaSalle Americas, Inc.	100 First Stamford Pl., Stamford, Conn.	—	6,400 s/f	office	lease
Slowkow Ski Family Realty, LLC	Century Commercial R.E. Services	Allied Building Products Corporation	CBRE/N.E. and CBRE Atlanta	780 North Colony Rd., Wallingford, Conn.	—	86,036 s/f	commercial	lease
Griffin Land	Griffin Land	Nidec America Corporation	CB Richard Ellis	16 International Dr., East Granby, Conn.	—	10,000 s/f	commercial	lease
R.E. Timarc, LLC	Hodson Realty	Geraldine Katz & Aristokatz LLC	—	636 Kings Hwy., Fairfield, Conn.	—	1,350 s/f	office	lease
Rago Family L.P.	Hodson Realty	N.E. Orthodic & Prosthetic Systems, LLC	—	3101 Main St., Bridgeport, Conn.	—	1,200 s/f	office	lease
Corporate Drive Office Center, LLC	Hodson Realty	Dr. Tonya Cremins	—	2 Corporate Dr., Trumbull, Conn.	—	2,349 s/f	office	lease
Addlund Realty Co.	Hodson Realty	Domack Restoration, LLC	—	185 Charles St., Stratford, Conn.	\$250,000	3,226 s/f	office	sale
Fairfield County R.E. Trust	Hodson Realty	All-Star Driver, LLC	—	601 Main St., Monroe, Conn.	—	1,284 s/f	office	lease
John and Patricia Christo	Hodson Realty	Tashua Healthcare Management, LLC	Hodson Realty	500 Purdy Hill Rd., Monroe, Conn. (2 units)	—	—	office	lease
Abbey Road Advisors	Cushman & Wakefield	Raj Dhanda	—	131 Newbury St. and 569 Boylston St., Boston, Mass.	\$12 million	6 units, 2 stores, at 131; 2 stores at 569	commercial/ residential/ retail	sale
Aurora Bank	Optimum Hotel Brokerage	Gary Patel	—	Manchester, Conn.	\$1.4 million	104 suites	residential	sale
KS Partners, LLC	Cushman & Wakefield	Weston & Sampson	Colliers International	85 Devonshire St., Boston, Mass.	—	3,650 s/f	office	lease
KS Partners, LLC	Cushman & Wakefield	Lattice Engines	Richards Barry Joyce & Partners	85 Devonshire St., Boston, Mass.	—	3,800 s/f	office	lease
KS Partners, LLC	Cushman & Wakefield	Apollo Security	—	85 Devonshire St., Boston, Mass.	—	1,200 s/f	office	lease
100 Tyngsboro Business Park, LLC	Parsons Commercial Group, Inc.	Enright LLC	Parsons Commercial Group, Inc.	100 Business Park Dr., Tyngsborough, Mass.	\$2.2 million	42,751 s/f	commercial/ office	sale
GFI Partners	The Stubblebine Company	Hood Industries, Inc.	The Stubblebine Company	91 Fitchburg Rd., Ayer, Mass.	—	74,240 s/f	commercial	lease
Braintree Executive Park, LLC	The Grossman Companies	High Technique	The Grossman Companies	150 Grossman Dr., Braintree, Mass.	—	1,564 s/f	office	lease
Clarion Partners	CBRE	Route 28 Salem, LP	—	Route 28, Salem, N.H.	\$39.875 million	170,270 s/f	retail	sale
Ansonia Shopping Center	Royal Props., Inc.	Aaron's Inc.	—	Main St., Ansonia, Conn.	—	6,400 s/f	retail	lease

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ISM Holdings, Inc.	Glickman Kovago & Co.	Family Dollar Stores of Massachusetts	Glickman Kovago & Co.	115 Gold Star Blvd., Worcester, Mass.	—	8,568 s/f	retail	lease
Kraft Corporation	Kraft Corporation	Trader Joe's	—	Route 1, Foxboro, Mass.	—	16,000 s/f	retail	lease
Porter Square	Powers & Company	Michael's	Real Estate Advisors	Mass. Ave., Cambridge, Mass.	—	37,500 s/f	retail	lease
Porter Square	Powers & Company	Panera Bread	National Commercial Brokers	Mass. Ave., Cambridge, Mass.	—	2,800 s/f	retail	lease
Linear Retail Properties, LLC	Linear Retail Properties, LLC	European Wax Center	1387 Washington St., Boston	1387 Washington St., Boston, Mass.	—	1,402 s/f	retail	lease
RCR Enterprises, LLC	H. Pearce Commercial	CORE of Guilford, LLC	H. Pearce Commercial	1795 Boston Post Rd., Guilford, Conn.	—	3,000 s/f	retail	lease
RA Ventures	RA Ventures	Market Basket	Market Basket	Littleton Rd. at Boston Rd., Westford, Mass.	—	XXXXXXX	retail	lease
Savoy Realty	Coldwell Banker Commercial Scalzo Group	236 Federal Rd., LLC	Goodfellow-Ashmore Corfac International	236 Federal Rd., Brookfield, Conn.	\$1.5 million	142,000 s/f	retail	sale