

New England Real Estate Journal

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**SALES AND LEASES
TRANSACTION REPORT**

AUGUST 2012

As published in the
New England Real Estate Journal

MONTHLY SALES AND LEASE REPORT

As Reported In The New England Real Estate Journal

Month of AUGUST 2012

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
DSN Realty Trust	R.W. Holmes Realty	Ameridose, LLC	—	205 Flanders Rd. Westborough, MA	\$4.5M	76,126 sf	Ind.	S
KBS Real	Stubblebine Co.	Terra Therm	Calare Props, Inc.	151 Suffolk Ln. Gardner, MA	—	67,200 sf	Off./Ind./ R&D	L
CMI Property Inc.	Elliot & Co.	GZ Geo Environmental Inc.	CBRE New England	249 Vanderbilt Ave. Norwood, MA	—	50,000 sf	Off.	L
BioMed Realty Trust, Inc. and Prudential R.E. Investors	Richard, Barry, Joyce & Ptrs.	AVEO Pharmaceuticals, Inc.	Richard, Barry Joyce & Ptrs.	650 East Kendall St. Cambridge, MA	—	126,000 sf	Off./Lab.	L
Echo Bridge, LLC	Haynes Mgmt.	Elaine Construction Co.	Haynes Mgmt.	Echo Bridge Office Park Newton Uppers Falls, MA	—	6,980 sf	Off.	L
Haymac LLC	Haynes Mgmt.	Summit Orthopedic Therapy	Colliers Int'l.	40 Washington St. Wellesley Hills, MA	—	1,529 sf	Off.	L
Meritage Props., LLC	Jones Lang LaSalle	Weidlinger Assoc.	UGL Services	Tower Point @ A St. Boston	—	12,000 sf	Off.	L
Meritage Props., LLC	Jones Lang LaSalle	Rethink Robotics	Lincoln Property	Tower Point @ A St. Boston	—	8,300 sf	Off.	L
Meritage Props., LLC	Jones Lang LaSalle	Owner IQ	CRESA	Tower Point @ A St. Boston	—	11,600 sf	Off.	L
Wellesley/Laurel LLC	Wellesley/Laurel LLC	Dermatology and Skin Care Assoc. P.C.	Haynes Mgmt.	10 Laurel Ave. Newton, MA	—	4,000 sf	Off.	L
Haymac LLC	Haynes Mgmt	Swerling Milton Winnek Public Insurance Adjusters, Inc.	Parson Comm'l Group	36 Washington, St. Wellesley Lower Falls, MA	—	4,706 sf	Off.	L
Haymac LLC	Newmark Grubb Knight Frank	Brookwood Financial Ptrs., LLC	Newmark Grubb Knight Frank	One Alewife Ctr. Cambridge, MA	—	89,826 sf	Off.	S
Pembroke Real Estate	Pembroke Real Estate	Bernkopf Goodman LLP	McCall & Almy	Seaport East Boston	—	18,418 sf	Off.	L
Pembroke Real Estate	Pembroke Real Estate	Finnegan	Jones Lang LaSalle	Seaport East Boston	—	33,209 sf	Off.	L
Pembroke Real Estate	Pembroke Real Estate	Shilepsky Hartley Robb Casey Michon LLP	Jones Lang LaSalle	Seaport West Boston	—	7,467 sf	Off.	L
Pembroke Real Estate	Pembroke Real Estate	Potamus Trading, LLC	Sotheby's Int'l. Realty	Seaport East Boston	—	1,566 sf	Off.	L
Koffler/GID Silo Marketplace	Atlantic Props.	The Advanced Group Carver, LLC	Atlantic Props.	Rte. 44 Carver, MA	\$1.8M	22,000 sf on 17 acres	Ret.	S
Griffin Land & Nurseries, Inc.	Griffin Land & Nurseries, Inc.	—	—	Windsor, CT	\$7M	93 acres	Land	S
Abaco R.E. Enterprises, LLC	The Valentine Group	Simsbury Ptrs., LLC	Prudential Verani Realty	5 Industrial Dr. Windham, NH	\$2.187M	11,878 sf	Off.	S
26 South Main Street LLC	The Valentine Group	—	—	South Main St. Derry, NH	\$850,000	11 units	Res.	S
Soaring Free Realty	Shea Comm'l Props.	Advance Stores, Co.	Shea Comm'l Props.	59 Stiles Rd. Salem, NH	—	1,471 sf	Off.	L
GMAC Leasing Corp.	CBRE/Portsmouth	156 Epping Rd., LLC	Grubb & Ellis/Northern N.E.	156 Epping Rd. Exeter, NH	\$766,555	35,000 sf	Ret.	S

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E&J Partnership	The Kane Co.	Arakelian Plumbing & Heating	The Kane Co.	102 Tide Mill Rd. Hampton, NH	—	2,800 sf	Ind. Condo	S
Bowden & Bowden Realty Trust	Roche Realty Group	Live Free Home Health Care LLC	Coldwell Banker Residential Brokerage	438 Route 104, New Hampton, NH	—	2,830 sf	Off.	S
Tejas Corp.	King R.E.	Big Lots	Eastern Retail Props.	640 Wilton Rd. Farmington, ME	—	31,000 sf	Ret.	L
Camplin/Marine Props.	Camplin/Marine Props.	American Eagle Outfitters	Baldaccci R.E. Group	35 Main St. Freeport, ME	—	15,000 sf	Ret.	L
LaValley Lumber/New England Bldg. Materials	Butts Comm'l. Brokers	S.F. Liability Co.	Butts Comm'l. Brokers	39 Enterprise Dr. Windham, ME	—	53,459 sf on 6.76 acres	Ind.	S
North Broadway Crossing	Meg Cos.	Learning Express	—	Salem, NH	—	—	Ret.	L
North Broadway Crossing	Meg Cos.	Sylvan Learning Ctr.	Grubb & Ellis/Northern N.E.	Salem, NH	—	—	Ret.	L
The Union Leader Corp.	Stebbins Comm'l. Props.	Mills Falls Charter School	Stebbins Comm'l. Props.	100 William Loeb Dr. Manchester, NH	—	3,500 sf	School	L
Campanelli	Campanelli	A.W. Perry	Perry Brokerage Assoc.	60 Research Rd. Hingham, MA	\$3.66M	58,655 sf on 6.77 acres	Off./Ind.	S
Highpoint Apts., LLC	Apartment Realty Advisors	Berkshire Property Advisors	—	Quincy, MA	—	394 units	Res.	S
Private Equity Group	Timothy Kwekel	Plantation Products	M. Donahue Assoc., Inc.	35 United Dr. West Bridgewater, MA	—	378,000 sf	Ind.	L
National Development and Charles River Realty Investors	Cushman & Wakefield	Winchester Hospital	R.E. Advisors and Cassidy Turley/FHO Ptrs.	200 Unicorn Park Dr. Woburn, MA	—	41,531 sf	Off.	L
National Development and Charles River Realty Investors	Cushman & Wakefield	Excel Orthopedic Specialists	Cresa Ptrs.	200 Unicorn Park Dr. Woburn, MA	—	35,170 sf	Off.	L
—	Binswanger Cos.	Paragon Communications	Parsons Comm'l.	41 Main St. Bolton, MA	\$8M	301,647 sf on 72 acres	Off./Dist.	S
Camblex Realty Trust	NAI Hunneman	Stone River Props.	—	Marrett Rd. Lexington, MA	\$2.52M	16,791 sf	Ret.	S
Equity Office	CBRE	Digital Results	Boston Realty Advisors	125 Summer St. Boston	—	6,370 sf	Off.	L
GLL R.E. Ptrs.	Cushman & Wakefield	Fisher & Phillips	Grubb & Ellis	200 State St. Boston	—	3,704 sf	Off.	L
STJ Friend Equity Ptrs.	Cushman & Wakefield	The Achievement Network	—	225 Friend St. Boston	—	8,154 sf	Off.	L
MA 100 Summer St. (Equity Office)	Cushman & Wakefield	EverBank	—	100 Summer St. Boston	—	—	Off.	L
Pleasant Street, LLC	Cardente R.E.	Subway	—	104 Pleasant St. Brunswick, ME	—	1,636 sf	Ret.	L
241 Realty LLC	O'Brien Comm'l.	Cadd Edge, Inc.	Lincoln Property Co.	241 Boston Post Rd. Marlborough, MA	\$3.5M	—	Off.	S

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Lexvest Ptrs and 63 Great Rd. Ptrs	O'Brien Comm'l	Haley & Ward	—	63 Great Rd. Maynard, MA	\$650,000	5,000 sf	Off. Condo	S
4M Heritage Place LLC	Sea Watch Realty	MNM Realty Trust	Sea Watch Realty	205 Worcester Court Falmouth, MA	—	3,100 sf	Off. Condo	S
4M Heritage Place LLC	Sea Watch Realty	Ideal Flooring	—	70 Main St. Falmouth, MA	—	6,000 sf	Ret.	L
4M Heritage Place LLC	—	Bulfinch Cos., Inc.	Bulfinch Cos., Ind.	300 Boylston St. Chestnut Hill, MA	—	300,000 sf	Mixed Use	S
Rockland Haverstraw	Grossman Cos.	UBS	Cushman & Wakefield	1099 Hingham St. Rockland, MA	—	26,425 sf	Off.	L
Waban Realty Corp.	NAI Hunneman	Sarben Realty Corp.	NAI Hunneman	59-75 Wyman St. Newton, MA	\$3.48M	—	Res.	S
Sancliffe Corp. Star Diner	Coldwell Banker Comm'l.	Persy's Place Restaurants	Wluka R.E.	140 Newport Ave. East Providence, RI	—	5,000 sf	Ret.	S
Talbot Realty	United Multi Family	Donna Louise Realty	—	1 Country St. North Providence, RI	\$1.525M	24 units	Res.	S
Duck Hook	Paramount Props.	The Audette Group	Paramount Props.	3350 Pawtucket Ave. East Providence, RI	—	19,000 sf	Ind.	L
Airport Park Props.	Riggs and Gallagher	Coastal Medical Operations Inc.	Capstone Props.	75 Commerce Dr. Warwick, RI	—	9,731 sf	Off.	L
KABR Real Investment Ptrs. and Blackpoint Ptrs.	—	Operations Inc.	Choyce Peterson	535 Conn. Ave. Norwalk, CT	—	7,900 sf	Off.	L
R.E. Capital Ptrs. USA Capital Trust	Cushman & Wakefield of Mass.	RSA Security (EMC Corp.)	—	174 & 176 Middlesex Tpke. Bedford, MA	\$93.5M	328,232 sf	Off./ R&D	S
Care Centrix	Goman + York	Masonicare	—	111 Founders Plaza East Hartford, CT	—	17,000 sf	Off.	L
Care Centrix	Goman + York	CDMSmith Inc.	—	111 Founders Plaza East Hartford, CT	—	13,208 sf	Off.	L
Care Centrix	Goman + York	Conn. Children's Hospital	—	111 Founders Plaza East Hartford, CT	—	9,000 sf	Off.	L
Care Centrix	Goman + York	Alder Law Group, LLC	—	111 Founders Plaza East Hartford, CT	—	2,800 sf	Off.	L
Heritage Mall Assoc.	Joyce B. O'Connor R.E. Inc.	Hometown Bank	Joyce B. O'Connor R.E. Inc.	560 Southbridge St. Auburn, MA	—	2,900 sf	Off.	L
John DeChristofaro	Pearch Comm'l. R.E.	The Basket Gallery, LLC	Pearce Comm'l. R.E.	55-57 State St. Plaza North Haven, CT	—	1,000 sf	Ret.	L
Dividend Capital Total Realty Trust	Cushman & Wakefield of Mass.	Arbella Insurance Co.	Colliers Int'l.	1100 Crown Colony Quincy, MA	—	132,160 sf	Off.	L
BMV Assoc., LLC	Institutional Property Advisors	UOB Eagle Rock Multifamily Property Fund LP	—	Two North Main St. Beacon Falls, CT	\$21.7M	188 Units 184,188 sf	Res.	S
Fairfield County Imaging	Vidal/ Wettenstein	Robert Von Ancken	Vidal/ Wettenstein	115 Technology Dr. Trumbull, CT	\$800,000	6,421 sf	Off.	S
Amber Props.	Colliers Int'l.	Lawrence and Memorial Hospital	Colliers Int'l.	194 Howard St. New London, CT	\$2.5M	48,000 sf	Off.	S

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The Trustees of the Estate of Mario Zacco	Press/Cuozzo Comm'l. Services	Miss Porter's School	Prudential Conn. Realty	44 Mill Lane Farmington, CT	\$810,000	5,572 sf	Ret.	S
People's United Bank	O,R&L Comm'l.	Taylor Freezer of Conn.	Press/Cuozzo Comm'l. Services	130 Welton St. Hamden, CT	\$250,000	20,000 sf	Ind.	S
—	—	Bella Bridesmaid	John D. Hastings, Inc.	9 Post Rd. Westport, CT	—	900 sf	Ret.	L
Griffin Land	Griffin Land	Raytel Cardiac Services, Inc.	—	7 Waterside Crossing Windsor, CT	—	29,000 sf	Off.	L
—	Angel Comm'l.	Self Storage Group LLC	Angel Comm	2101 Commerce Dr. Bridgeport, CT	\$2M	1.51 acres	Ind.	S
—	Vidal/Wettenstein	HSAK Props., LLC	Prudential Conn. Comm'l.	4637 Main St. Bridgeport, CT	\$340,000	2,601 sf	Off.	S
D'Amato Investments	The Geenty Group	The Well Seasoned Nest, LLC	The Geenty Group	158 Research Dr. Milford, CT	—	1,600 sf	Off./Whse.	L
CWCcapital	—	ClearRock Props. Artemis R.E. Ptrs J.V.	—	75 Holly Hill Ln. Greenwich, CT	—	101,394 sf	Off.	S
—	Matthews Comm'l. Props.	Rockwood Corp.	—	10 DiNunzio Rd. Watertown, CT	—	6,000s f	Ind.	L
FPG Norden DC, LLC (Fortis Property Group, LLC)	Cushman & Wakefield	Cervalis, LLC	Howard Props. Ltd and Jones Lang LaSalle	10 Norden Place Norwalk, CT	—	167,691 sf	Data/Recovery ctr. (to be built)	L
Rational R.E. IV LLC	Chozick Realty, Inc.	VPF LLC	Chozick Realty, Inc.	380 West Main St. Waterbury, CT	\$1.48M	49 apts. and 13,300 sf Stores	Res./Ret.	S
Boone Bros. LLC	Churchill & Banks	Bromley Realty Trust	Churchill & Banks	74 East Main St. Westborough, MA	\$4.025M	10,125 sf	Ret.	S
12 Resnik Rd., LLC	Atlantic Props.	Legacy R.E. Ventures	Atlantic Props.	12 Resnik Rd. Plymouth, MA	\$2.8M	27,000 sf	Flex	S
Catamount South Burlington LLC	Redstone	Poulin Auto Sales	—	1795 Shelburne Rd. So. Burlington, VT	—	13,531 sf	Ret.	L
Bow Asset Mgmt. Services	CB Richard Ellis - NE Ptrs., LP	New Hampshire Bindery	—	13 Dow Rd. Bow, NH	—	12,000 sf	Ind.	L
Alexandria R.E. Equities, Inc.	Alexandria R.E. Equities, Inc.	Dana Farber Cancer Institute	Richards Barry Joyce & Ptrs., LLC	360 Longwood Ave. Boston	—	154,100 sf	Hospital U/C	L
Charles River Realty Investors, Clarion Ptrs., National Dev. Joint Venture	Charles River Realty Investors, Clarion Ptrs., National Dev. Joint Venture							
Taymil LT LLC	CB Richard Ellis - N.E. Ptrs.	LorraineMontrose LLC	—	Allston, MA	\$10M	44 apts.	Res.	S
Viking Corp.	Glickman Kovago & Co.	Mid-America Aviation	Glickman Kovago & Co.	22 Town Forest Rd. Webster, MA	—	15,540 sf	Ind.	L
JG Realty	Glickman Kovago & Co.	Springfield Auto Parts	Glickman Kovago & Co.	10 Technology Dr. Webster, MA	—	18,400 sf	Ind.	L
RAD Realty Corp.	Burgess Props.	Alta Bicycle Share, Inc.	Stubblebine Co.	18 Dorrance St. Charlestown, MA	—	28,750 sf	Ind.	L
P6/Saracen 2 Oliver R.E. LLC	Cushman & Wakefield	Peregrine Energy Group, Inc.	Avison Young	2 Oliver St. Boston	—	3,337 sf	Off.	L

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Captiva, LLC	Geenty Group Realtors	Parks & Pearson, Attys. at Law	Geenty Group Realtors	765 East Main St. Branford, CT	—	1,500 sf	Off.	L
Walpole Park South Bldg. 8	NAI Hunneman	CertiFit Inc.	—	Rte. 1 Walpole, MA	—	29,622 sf	Whse.	L
Walpole Park South Bldg. 8	NAI Hunneman	PSS World Medical	Pointline Inc. (Tampa, FL)	Rte. 1 Walpole, MA	—	47,606 sf	Dist.	—
Walpole Park South Bldg. 8	NAI Hunneman	Keefe Commissary Network	CRESA Ptrs. (St. Louis)	Rte. 1 Walpole, MA	—	30,242 sf	Dist.	L
Wakefield Investments	Stebbins Comm'l. Props., Inc.	Lindenmeyr Munroe	Cushman & Wakefield of NH	34A Londonderry Rd. Londonderry, NH	—	40,000 sf	Off./ Whse./ Dist/R&D	L
—	Shea Comm'l. Props., Inc.	Trolley Lane LLC	Goodnow R.E. Services	22 Trolley Ln. Salem, NH	\$495,000	6,000 sf	Ind./ Off.	S
Sharon Lamontagne	Dunham Group	Cape Seafood	—	84 Industrial Park Rd. Saco, ME	—	17,737 sf	Whse.	L
HBS Props.	Dunham Group	Tri-Wire Engineering	—	9 Landry St. Biddeford, ME	—	3,000 sf	Whse.	L
Private Equity Group	Timothy Kwekel (Chicago)	Plantation Products	M. Donahue Assoc. Inc.	35 United Dr. W. Bridgewater, MA	—	378,000 sf	Whse.	L