

New England Real Estate Journal

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**SALES AND LEASES
TRANSACTION REPORT**

MAY 2014

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 MAY 2014

ADDRESS	SALE PRICE	SIZE	REP. OF SELLER/LESSOR	BUYER/LESSEE	REP. OF BUYER/LESSEE	STORY LINK
650 Bulfinch Dr. Andover, MA	\$37.7M	220 units	Corcoran	Mack-Cali Realty Corp.	Mack-Cali Realty Corp.	CLICK HERE
107 First Park Dr. Oakland, ME	\$4.3M	20,000 sf	CBRE/ The Boulos Co.	MMAC Acquisition Corp. (Florida)	CBRE and RE/MAX	CLICK HERE
15 Enterprise Dr. Augusta, ME	\$14.7M	51,000 sf	CBRE/ The Boulos Co.	MMAC Acquisition Corp. (Floria)	CBRE and RE/MAX	CLICK HERE
44 Byron Rd. Worcester, MA	\$3.75M	46 units	United Multi Family	Byron Apts. LLC	United Multi Family	CLICK HERE
333 Boston Post Rd. Sudbury, MA	\$500,000	3,000 sf	Parsons Comm'l. Group, Inc.	Spacecraft LLC	—	CLICK HERE
1550 Soldiers Field Rd. Brighton, MA	—	44,800 sf	Avison Young	EnViro Pharmaceuticals	Transwestern RBJ	CLICK HERE
313 Speen St. Natick, MA	\$8.6M	59,453 sf	CBRE/N.E.	313 Speen LLC	—	CLICK HERE
200 Pequot Ave. Southport, CT	\$2.35M	13,000 sf	Vidal Wettenstein	SG Pequot 200 LLC	Vidal Wettenstein	CLICK HERE
316 Newbury St. Boston	\$7.7M	7,160 sf in 7 units	Group Boston R.E.	—	—	CLICK HERE
2120 Dorchester Ave. Dorchester, MA	—	30,000 sf	Colliers Int'l.	Conservatory Lab Charter School	Colliers Int'l.	CLICK HERE
86 Pleasant St. Marlboro, MA	\$695,000	14,500 sf	Metrowest Comm'l. R.e.	Bethel Presbyterian Church	—	CLICK HERE
Laconia, NH	\$4.9M	120 units in 118,032 sf	NAI Norwood Group	—	Prunier & Prolman P.A.	CLICK HERE
Rte. I-89 Burlington, VT	—	187 rooms and 6,000 sf conference space and 125 seat restaurant on 12 acres	O'Connell Hospitality Group, LLC	Burlington Hotel Opco, LLC	—	CLICK HERE
135 Rte. 101-A Amherst, NH	\$1.385M	20,000 sf on 2.99 acres	Prolman Realty, Inc.	Kakele, LLC	Vear Comm'l. Props.	CLICK HERE
Maple Ln. Springfield, NH	\$370,000	5,000 sf on 2.37 acres	Equity Group Realty	CCM Logging	—	CLICK HERE
31 Norton Dr. Hillsborough, NH	—	45,000 sf	Colliers Int'l.	Osram Sylvania, Inc.	Fairway R.E.	CLICK HERE
21 U.S. Rte. One Freeport, ME	\$825,000	8,500 sf	Cardente R.E.	Scott Dugas and Ptr.	—	CLICK HERE
494 Forest Ave. Portland, ME	—	2,679 sf	Cardente R.E.	Grace St., LLC	—	CLICK HERE
100 Comm'l. St. Portland, ME	—	3,348 sf	Cardente R.E.	Stanford Mgmt., LLC	Malone Comm'l. Brokers	CLICK HERE
1207 Forest Ave. Portland, ME	\$1.2M	—	Malone Comm'l. Brokers	BVM Portland, LLC	—	CLICK HERE
17 Little Wing Ln. Gorham, ME	\$350,000	9,287 sf on 1.95 acres	Malone Comm'l. Brokers	442 Ocean LLC	Keystone R.E.	CLICK HERE
23 Durham Rd. Freeport, ME	\$150,000	598 sf on 3 acres	Malone Comm'l. Brokers	Twain Holdings LLC	—	CLICK HERE

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4 Ledgeview Dr. Westbrook, ME	—	20,500 sf	Malone Comm'l. Brokers	Hearst Props. Inc.	Compass Brokers	CLICK HERE
25 Pearl St. Portland, ME	—	21,550 sf	Malone Comm'l. Brokers	Cashstar	CBRE/ The Boulos co.	CLICK HERE
11A Gorham Ind. Pwy. Gorham, MA	—	5,000 sf	Malone Comm'l. Brokers	Classic Poker Chips LLC	—	CLICK HERE
100 River St. Springfield, NH	—	1,000 sf	Equity Realty Group	100 River St., LLC	—	CLICK HERE
3000 Goffs Falls Rd. Manchester, NH	\$5M	210,000 sf in 2 bldgs.	—	Brady Sullivan Props.	Brady Sullivan Props.	CLICK HERE
171 Newbury St. Boston	\$13.25M	8,529 sf	Boston Realty Advisors	—	—	CLICK HERE
35 Manning Rd. Enfield, CT	\$3.5M	235,000 sf	Colliers Int'l.	—	Colliers Int'l.	CLICK HERE
Ludlow, MA	\$28.5M	74,500 sf	Westmass Area Development Corp.	HealthSouth Rehabilitation Hospital of Western Mass.	Westmass Area Development Corp.	CLICK HERE
150 Padgette St. Chicopee, MA	—	10,500 sf	Development Assoc.	Vivint Solar, Inc.	SMA Frank, R.E. LLC	CLICK HERE
101 Munson St. Greenfield, MA	—	57,000 sf	Development Assoc.	Franklin County Courthouse	Commonwealth of Mass.	CLICK HERE
293 Boston Post Rd. West Marlborough, MA	—	15,492 sf	Lincoln Property Co.	Concentric Energy Advisors, Inc.	Avison Young	CLICK HERE
6 Delaware Dr. Salem, NH	—	18,302 sf	—	Foxx Life Sciences	CBRE/N.E.	CLICK HERE
500 West Cummings Pk. Woburn, MA	—	1,500 sf	Cummings Props.	SMD-HELP Foundation, Inc.	Cummings Props.	CLICK HERE
552 MacArthur Blvd. Bourne, MA	\$289,000	1,900 sf on 1 acre	Kinlin Grover Comm'l. Group	Brian Dfufy	Pontiff Realty	CLICK HERE
1134 Rte. 28A Bourne, MA	\$400,000	7,000sf on 22,788 sf lot	Kinlin Grover Comm'l. Group	—	R.E. Assoc.	CLICK HERE
70 Industrial Rd. Cumberland, RI	—	30,000 sf	Dean Warehouse (self)	Eastern Connection	Eastern Connection	CLICK HERE
Providence, RI	—	4,400 sf	The Armory Revival Co.	Jacobs Engineering	Cushman & Wakefield / Hayes & Sherry	CLICK HERE
1764 Mendon Rd. Cumberland, RI	—	2,700 sf	Coldwell Banker's Comm'l. Div.	Secret Beauty Spa	ReMax Comm'l.	CLICK HERE
50 Northern Ave. Boston	\$1.125 Billion	1.1M s/f in 2 bldgs.	HFF	Senior Housing Property Trust	Senior Housing Property Trust	CLICK HERE
Blandin and Beaver Sts. Framingham, MA	—	20,000 sf	Horn Cos. of Syracuse, NY	Galaxy Development	Fletcher Tilton	CLICK HERE
157 Washington St. Hudson, MA	—	4,000 sf	—	CrossFit Rail Trail	O'Brien Comm'l. Props.	CLICK HERE
125 Summer St. Boston	—	4,068 sf	DTZ	ATEA Pharmaceuticals	Boston Realty Advisors	CLICK HERE

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240A Newbury St. and 41 Fairfield St. Boston	\$14.575M	—	Group Boston R.E.	UMNV 240A Newbury LLC Curban Meritage	—	CLICK HERE
12 Industrial Rd. West Yarmouth, MA	\$100,000	—	Kinlin Grover Comm'l.	Matthew and Alisa Lynn White	Kinlin Grover Comm'l.	CLICK HERE
40 Court St. Boston	—	17,560 sf	CBRE/N.E.	Preservation of Affordable Housing, Inc.	Avison Young	CLICK HERE
101 Arch St. Boston	—	7,061 st	Cushman & Wakefield	Boston Link Space LLC	Avison Young	CLICK HERE
100 Franklin St. Boston	—	2,428 sf	Newmark Knight Grubb Frank	Absolute Software Inc.	Avison Young	CLICK HERE
777 Main St. Hartford, CT	\$7.5M	27 stories	Colliers Int'l.	Bruce Becker	Colliers Int'l.	CLICK HERE
135-141 Orange St. New Haven, CT	\$1.95M	—	Berkshire Hathaway Comm'l. Group	NHR	Real Living Wareck D'Ostillo R.E.	CLICK HERE
100 First Stamford Pl. Stamford, CT	—	10,842 sf	Empire State Realty Trust	American Express Travel Related Services, Co.	CBRE	CLICK HERE
Mansfield, CT	\$5.8M	96 units in 4 bldgs.	Chozick Realty Inc.	Orchard Acres Apartments LLC	—	CLICK HERE
25 Research Pwy. Wallingford, CT	—	20,000 sf	Matthews Comm'l. Props.	3PD/XPO Logistics	—	CLICK HERE
200 Pequot Ave. Southport, CT	\$2.35M	12,700 sf	—	The Grossman Cos., Inc. and Summit Dev. LLC	The Grossman Cos., Inc. and Summit Dev. LLC	CLICK HERE
97 Campbell Ave. West Haven, CT	—	736 sf	Colonial Props., Inc.	The Happy Lung	Colonial Props., Inc.	CLICK HERE
107 Campbell Ave. West Haven, CT	—	4,000 sf	Colonial Props., Inc.	The Tortilla Villa, Inc.	Colonial Props., Inc.	CLICK HERE
486 Derby Ave. West Haven, CT	—	736 sf	Colonial Props., Inc.	Benita Lee, Counselor at Law	Colonial Props., Inc.	CLICK HERE
24 Robert Porter Rd. Southington, CT	\$757,000	13,325 sf on 1.34 acres	O,R&L Comm'l.	Delmic Enterprises, LLC (Target Sports)	NAI Elite Comm'l.	CLICK HERE
60-62 Hawkins St. Derby, CT	\$700,000	12 units	Atherton & Assoc.	—	Atherton & Assoc.	CLICK HERE
Shelton, CT	—	3,000 sf	Atherton & Assoc.	Orange Theory Fitness	—	CLICK HERE
580 Pepper St. Monroe, CT	—	10,000 sf	Angel Comm'l., LLC	Maplewood Senior Living LLC	Angel Comm'l., LLC	CLICK HERE
2935 Dixwell Ave. Hamden, CT	\$275,000	1,800 sf	Press/Cuozzo Realtors	2935 Dixwell LLC	Weed Realtors	CLICK HERE
39 Oregon Ave. Hamden, CT	—	4,435 sf	—	Cliff Bristol	Levy Miller Maretz R.E. Services	CLICK HERE
545 Clark Rd. Tewksbury, MA	\$11.1M	90,000 sf	NAI Norwood	—	—	CLICK HERE
955 & 965 East Main St. Stamford, CT	\$2.44M	5,474 sf	Marcus & Millichap R.E. Investment Services	R&R Apartments, LLC	Marcus & Millichap R.E. Investment Services	CLICK HERE

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499 & 608 Allen St. New Britain, CT	\$3.545M	64 units	United Multi Family (Conn. Office)	Allen Street Ventures	United Multi Family (Conn. Office)	CLICK HERE
165-169 Bedford St. Burlington, MA	\$2.15M	20,100 sf on 2.04 acres	McLaughlin Investments	Thomas Cote	McLaughlin Investments	CLICK HERE
33 West Union St. Ashland, MA	\$490,000	on 5.05 acres	Metrowest Comm'l. R.E.	—	Realty Executives	CLICK HERE
Rte 126 at 190 Pond St. Ashland, MA	\$390,000	20,000 sf lot	Metrowest Comm'l. R.E.	—	American Comm'l.	CLICK HERE
55 Capital Blvd. Rocky Hill, CT	—	18,290 sf	Cushman & Wakefield	Ricoh Americas	CBRE	CLICK HERE
55 Capital Blvd. Rocky Hill, CT	—	14,690 sf	Cushman & Wakefield	Acadia Insurance	JLL	CLICK HERE
500 Enterprise Dr. Rocky Hill, CT	—	12,519 sf	Cushman & Wakefield	Liberty Mutual	Cresa Ptrs.	CLICK HERE
500 Enterprise Dr. Rocky Hill, CT	—	2,860 sf	Cushman & Wakefield	BB&T	JLL	CLICK HERE
Quincy, MA	—	9,337 sf	Cushman & Wakefield	Straub Collaborative	CBRE	CLICK HERE
Quincy, MA	—	3,352 sf	Cushman & Wakefield	Mortgage One Solutions	Eastern Retail Props.	CLICK HERE
41 Wellman St. Lowell, MA	—	34,950 sf	CBRE/N.E.	Fred C. Church Insurance	Cresa Boston	CLICK HERE
13 Winfield St. Norwalk, CT	—	575 sf	The Southpoint Group	Custom Share	The Southpoint Group	CLICK HERE
71 Water St. Norwalk, CT	—	5,317 sf	The Southpoint Group	The Seurat Group	Bayberry Property Mgmt. & Leasing	CLICK HERE
625 Mt. Auburn St Cambridge, MA	—	5,147 sf	CBRE	Charles River Analytics	CBRE	CLICK HERE
625 Mt. Auburn St. Cambridge, MA	—	13,478 sf	CBRE	Mt. Auburn Professional Services	CBRE	CLICK HERE
625 Mt. Auburn St. Cambridge, MA	—	4,491 sf	CBRE	Ophthalmic Consultants	McCall & Almy	CLICK HERE
150 Royall St. Canton, MA	—	25,000 sf	OneBeacon Insurance Group	Gray, Gray & Gray	Colliers Int'l.	CLICK HERE
77 Scranton Ave. Falmouth, MA	\$9.36M	35,000 sf	Cambridge Capital Advisors	Inner harbor Marketplace	Cambridge Capital Advisors	CLICK HERE
493-495 Amherst St. Brockton, MA	\$2.9M	30,150 sf in 2 bldgs.	—	Crescent Property Realty Trust	McLaughlin Investments	CLICK HERE
60 Charles St. Westport, CT	\$2.7M	5,728 sf on .55 acre	Vidal Wettenstein, LLC	Summit Development	Vidal Wettenstein, LLC	CLICK HERE
Cranston, RI	—	1,365 sf	—	b.good (restaurant)	—	CLICK HERE
Washington and Summer Sts. Boston, MA	—	112,000 sf	Cushman & Wakefield	Primark	Cushman & Wakefield	CLICK HERE
Revere, MA	—	31,000 sf	KeyPoint Ptrs.	Big Lots	—	CLICK HERE
50 Northern Ave. Boston, MA	—	2,100 sf	The Fallon Co.	Starbucks Coffee, Co.	—	CLICK HERE

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50 Northern Ave. Boston, MA	—	—	The Fallon Co.	George Aboujaoude (Committee Restaurant)	—	CLICK HERE
Assembly Sq. Somerville, MA	—	1,500 sf	Powers Co.	Style Cafe	Powers Co.	CLICK HERE
891 Mass Ave. Boston	Total	42 units	Bhaves Patel, Rick Besse, Jonathan Kule and Garrett Stoffels (NGKF Hotels)	Dev Hospitality LLC	—	CLICK HERE
100 Kings Hwy. Cutoff Fairfield, CT	\$22.5M	60 rooms		Black Rock Acquisition LLC	—	
1 Marston St. Lawrence, MA	\$1.25M	45,000 sf on 1.57 acres	Colliers Int'l.	One Marston Ptrs., LLC	—	CLICK HERE
1501 Main St. Bridgeport, CT	\$1.35M	13,715 sf	Angel Comm'l. LLC	Deyulio Sausage Co.	—	CLICK HERE
36 John St. Hartford, CT	—	12,168 sf	Arnold J. Grant Assoc., Inc. and William Pitt Sotheby's	7 Summits Realty LLC	Reese Comm'l.	CLICK HERE
350 Newbury St. Boston	—	1,800 sf	Keliher R.E. Inc.	Anime Zakka	—	CLICK HERE
152 Commonwealth Ave. Concord, MA	—	3,761 sf	O'Brien Comm'l.	7 tenants	—	CLICK HERE
353 Christian St. Oxford, CT	—	10,100 sf	Matthews Comm'l. Props.	Autonomy Technology, Inc.	—	CLICK HERE
220-240 Ballardvale St. Wilmington, MA	—	8,000 sf in 4 bldgs.	—	Millwork Assoc.	NAI Hunneman	CLICK HERE
220-240 Ballardvale St. Wilmington, MA	—	18,000 sf	—	Dynamex	Colliers Int'l.	CLICK HERE
220-240 Ballardvale St. Wilmington, MA	—	9,000 sf	—	Piece Mgmt.	NAI Hunneman	CLICK HERE
220-240 Ballardvale St. Wilmington, MA	—	18,000 sf	NAI Hunneman	EcoLab	EcoLab	CLICK HERE
220-240 Ballardvale St. Wilmington, MA	—	9,000 sf	NAI Hunneman	Dish Network	Dish Network	CLICK HERE
220-240 Ballardvale St. Wilmington, MA	—	9,000 sf	NAI Hunneman	Applied Industrial Technologies	Applied Industrial Technologies	CLICK HERE
200 Boston Ave. Medford, MA	—	7,500 sf	Cummings Props.	PixarBio Corp.	—	CLICK HERE
121-123 Highland Ave. Somerville, MA		35 units	CBRE/N.E.	The Second Avenue Group (True North Capital Ptrs).	—	CLICK HERE
and 4-8-12 Elko St. Brighton, MA	\$16.85M total	39 units	CBRE/N.E.	The Second Avenue Group (True North Capital Ptrs).	—	CLICK HERE