

New England Real Estate Journal

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SALES AND LEASES
TRANSACTION REPORT

OCTOBER 2014

As published in the
New England Real Estate Journal

MONTHLY SALES AND LEASE REPORT						
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Month of OCTOBER 2014						
ADDRESS	SALE PRICE	SIZE	REP. OF SELLER/LESSOR	BUYER/LESSEE	REP. OF BUYER/LESSEE	STORY LINK
60, 65 & 75 Brainerd Rd. Boston	\$147.5M	2.84 units	Boston Realty Advisors	National Development	National Development	CLICK HERE
1 Dunham Rd Billerica, MA	\$2.35M	35,000 sf	Oddo, Inc.	D&D Mgmt.	NAI Hunneman	CLICK HERE
150-174 Columbus Blvd. New Britain, CT	\$7.65M	54,450 sf	CBRE Institutional/ Capital Markets Group	The Grossman Cos.	CBRE Institutional/ Capital Markets Group	CLICK HERE
4 Liberty Sq. Boston	\$8.8M	26,000 sf	—	Abramson Bros. Inc.	Abramson Bros. Inc.	CLICK HERE
Rte. 114 - 100 Winthrop Ave. Lawrence, MA	\$450,000	—	Shea Comm'l. Props., Inc.	JAM Enterprises, LLC (Sonic Drive-In Restaurant)	—	CLICK HERE
410 Reidville Dr. Waterbury, CT	\$27.15M	141,443 sf	—	State Props.	HFF	CLICK HERE
Long Pond Rd. Plymouth, MA	\$1.983M	—	Marcus & Milichap R.E. Investment Services	Joseph Motzkin	Marcus & Millichap R.E. Investment Services	CLICK HERE
55 Sixth Rd. Woburn, MA	—	17,500 sf	Parsons Comm'l. Group	The Boston Solar Co.	Begley Co.	CLICK HERE
289 Great Rd. Acton, MA	—	4,500 sf	Avison Young	(Wheels TV) Automotive Networks Corp.	Campanelli	CLICK HERE
Waltham, MA	—	206,634 sf	Cushman & Wakefield	Intercontinental R.E. Corp.	—	CLICK HERE
3 Hampton Dr. Londonderry, NH	\$790,000	2,920 sf bldgs. on 1.075 acres	Tinkham Realty	Five M's Hampton Dr., LLC	—	CLICK HERE
75 Gilcrest Rd. Londonderry, NH	\$184,500	1,845 sf	Tinkham Realty	George Hague and Jan Thayer Trust	—	CLICK HERE
25 Buttrick Rd., Ste. 3 Manchester, NH	—	2,200 sf	Tinkham Realty	NH Eye Assoc., PA	—	CLICK HERE
12 Parmenter Rd. Concord, NH	—	942 sf	Tinkham Realty	Rymes Oil Propane	—	CLICK HERE
195 Robinson Rd. Hudson, NH	—	2,460 sf	Tinkham Realty	K&M Power Services	—	CLICK HERE
1 Riverway East Milford, NH	\$525,000	19,750 sf on 2.01 acres	Prolman Realty	Riverway East Assoc., LLC	—	CLICK HERE
696 Broadway South Portland, ME	\$350,000	3,355 sf	Cardente R.E.	33 Hil St., LLC	Cardente R.E.	CLICK HERE
72 Ocean St., Unit 105 South Portland, ME	\$200,000	1,620 sf	Cardente R.E.	William Dunnigan	Cardente R.E.	CLICK HERE
740 Broadway Ave. South Portland, ME	—	1,881 sf	Cardente R.E.	Tropical Smoothie	CBRE, The Boulos Co.	CLICK HERE
10 Chenell Dr. Concord, NH	—	20,000 sf	Colliers Int'l.	Lamcor Corp.	Concord Comm'l. R.E.	CLICK HERE
Colony Hill Marketplace Keene, NH	—	2,100 sf	Brady Sullivan	Unbridled Chocolates	Brady Sullivan	CLICK HERE
Colony Hill Marketplace Keene, NH	—	2,800 sf	Brady Sullivan	MJD Hair Design	Brady Sullivan	CLICK HERE
Colony Hill Marketplace Keene, NH	—	13,300 sf	Brady Sullivan	Barton Assoc.	Brady Sullivan	CLICK HERE
10 Mohawk Dr. Londonderry, NH	—	6,336 sf on 2 acres	Paul McInnis, Inc.	Recreational Education Ctr.	Keller Williams Comm'l.	CLICK HERE

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11 Eldridge Lebanon, NH	\$415,000	13,000 sf	—	SSVK, LLC	Lang McLaughry Comm'l.	CLICK HERE
Mammoth Rd. Londonderry, NH	\$500,000	78 units to be built on 20 acres	Colliers Int'l.	Neighbor Works Southern N.H.	—	CLICK HERE
2 Buck Rd. Hanover, NH	—	3,400 sf	—	Med-U	McLang Laughry Comm'l.	CLICK HERE
7 Henry Clay Dr. Merrimack, NH	—	17,850 sf	CBRE/N.E.	Gate City Charter School	Cushman & Wakefield	CLICK HERE
711 Mast Rd. Goffstown, Nh	\$595,000	27,000 sf	Stebbins Comm'l. Props.	O'Reill Enterprises	—	CLICK HERE
399 Boylston St. Boston	\$117M	229,383 sf	Cushman & Wakefield	Blackstone R.E. Ptrs. and Equity Office	Blackstone R.E. Ptrs. and Equity Office	CLICK HERE
1117 Commonwealth Ave. and 106 Cambridge St. Boston	\$3.1M	3,500 sf in 2 bldgs.	—	The Hamilton Co.	The Hamilton Co.	CLICK HERE
900 Elm St. Manchester, NH	\$19.75M	219,000 sf	—	Brady Sullivan Props.	Brady Sullivan Props.	CLICK HERE
114 Gore St. Cambridge, MA	\$1.575M	6 units	United Multi Family	Urban Equity Ptrs., LC	United Multi Family	CLICK HERE
91 Rte. 28 West Yarmouth, MA	\$900,000	63 units on 1.5 acres	Troy Wall Assoc.	Dow Props., LLC	Carey Comm'l. Inc.	CLICK HERE
Post Rd. North Kingstown, RI	\$2,568,573	—	Marcus & Millichap R.E. Investment Services	ARCP Acquisitiosn, LLC	Marcus & Millichap R.E. Investment Services	CLICK HERE
10 Granite Rd. Acton, MA	—	47,772 sf on 14.2 acres	O'Brien Comm'l. Props.	Marcus Lewis Enterprises, Inc.	—	CLICK HERE
141 Parker St. Maynard, MA	—	2,812 sf	O'Brien Comm'l. Props.	Northeast Monitoring	—	CLICK HERE
280 Ayer Rd. Harvard, MA	—	1,250 sf	—	Anthony Luzzi Financial Services	O'Brien Comm'l. Props.	CLICK HERE
753 Forest St. Marlborough, MA	—	7,956 sf	—	Concentric Devices	O'Brien Comm'l. Props.	CLICK HERE
Providence	\$832,000	7,000 sf on 6.34 aces	Residential Props. Ltd.	—	Residential Props. Ltd.	CLICK HERE
1150 (Rte. 2) New London Ave. Cranston, RI	\$1.55M	21,178 sf	Peter M. Scotti & Assoc.	New London R.E. LLC	Peter M. Scotti & Assoc.	CLICK HERE
811 Park East Dr. Woonsocket, RI	\$1M	20,540 sf	MG Comm'l.	811 Part East Dr., LLC	Sweeney R.E. & Appraisal	CLICK HERE
115 John St. Lincoln, RI	\$200,000	2,560 sf	—	Craveiro Auto Body (Ellie Osko)	Boucher R.E.	CLICK HERE
310 Bourne Ave. East Providence, RI	—	6,500 sf	Olympus Group R.E.	C.A.T. Transport Co.	—	CLICK HERE
2374 Mendon Rd. Cumberland, RI	—	1,400 sf	Coldwell Banker Comm'l.	Ultimate Body Unique	CRESA Props.	CLICK HERE
1425-1435 Bedford St. Stamford, CT	\$75.1M	368 units	Institutional Property Advisors and Marcus & Millichap	Cornerstone Apartments Property Owner, LLC	Cornerstone Apartments Property Owner, LLC	CLICK HERE

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Seaport East Boston	—	66,418 sf	Cassidy Turley	Cabot Corp.	Cushman & Wakefield	CLICK HERE
106-110 Cambridge St. Boston	\$2.2M	3,050 sf	NAI Hunneman	Aertsen Ventures LLC	—	CLICK HERE
99 Tremont St. Brighton, MA	\$2M	20,000 sf 62 units to be built	Keliher R.E.	Mainsail Mgmt. and Saracen Props.	—	CLICK HERE
Rte. 9 Amherst. MA	\$30.25M	204 units	CBRE/N.E.	Beacon Communities, LLC	—	CLICK HERE
260 Boston Post Rd. Wayland, MA	\$1.3M	7,090 sf	Greater Boston Comm'l. Props.	Costas Pantazis	Re/Max Executive	CLICK HERE
237 Lexington St. Woburn	—	Total 6,503 sf	Avenue Mgmt.	Vtech Telecom LLC	—	CLICK HERE
237 Lexington St. Woburn	—		Avenue Mgmt.	Meyer Orthodontics PC	—	CLICK HERE
237 Lexington St. Woburn	—		Avenue Mgmt.	Promedical LLC	—	CLICK HERE
20 Park Plaza Boston	—	5,000 sf	Otis & Ahearn, Inc. (Christie's Int'l. R.E.)	Otis & Ahearn, Inc. (Christie's Int'l. R.E.)	—	CLICK HERE
Boston Post Rd. Cos Cob and Greenwich, CT	\$47M	95,000 sf in 2 bldgs.	Saugatuck Comm'l. R.E.	Urstadt Biddle	Saugatuck Comm'l. R.E.	CLICK HERE
754 Main St. Monroe, CT	\$1.14M	20,648 sf on 22 acres	Atherton & Assoc.	—	Atherton & Assoc.	CLICK HERE
60 Todd Rd. Shelton, CT	—	9,150 sf	Atherton & Assoc.	—	Atherton & Assoc.	CLICK HERE
Avon, CT	\$27.3M	186 units on 46 acres	Chozick Realty	Avon Mill LLC	Chozick Realty	CLICK HERE
30 Buxton Farms Rd. Stamford, CT	\$13.475M	65,000 sf	GHP Office Realty, LLC	MSIH, LLC	RHYS, LLC	CLICK HERE
25 Research Pwy. Wallingford, CT	—	203,000 sf	HK Group	Baker Props., LP	HK Group	CLICK HERE
10 Realty Dr. Cheshire, CT	—	8,000 sf	Drubner Comm'l.	FiberTech Networks	Matthews Comm'l. Props.	CLICK HERE
Gallagher St. and Putnam Ave. Hamden, CT	\$700,000	5.01 acres	Fischer R.E., Inc.	Philmor REI Hamden LLC	Fischer R.E., Inc.	CLICK HERE
Rte. 8 Seymour, CT	\$4.45M	50 units	Marcus & Millichap	—	—	CLICK HERE
457 Whalley Ave. and 25 Springside Ave. New Haven, CT	\$6.7M	88 units in 60,000 sf	Northeast Private Client Group	Navarino Acquisitions LLC	Northeast Private Client Group	CLICK HERE
75 South Colony St. Meriden, CT	—	15,641 sf	O, R&L Comm'l., LLC	Efram Valentin Karate School	—	CLICK HERE
West Main St. Cheshire, CT	\$725,000	63,000 sf	Levey Miller Maretz	—	Levey Miller Maretz	CLICK HERE
2518 Whitney Ave. Hamden, CT	—	2,400 sf	Press/Cuozzo Comm'l. Services	Liberty Bank	MN Barr Comm'l. R.E.	CLICK HERE
1300 Post Road East Westport, CT	\$4.11M	10,954 sf in 2 bldgs.	Coldwell Banker Comm'l.	1300 PRE Trust, LLC	HK Group	CLICK HERE

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126 Sohier Rd. Beverly, MA	\$2.425M	34,000 sf	Nordlund Assoc., Inc.	—	The Drumlin Group	CLICK HERE
100 Washington Blvd. Stamford, CT	—	47,838 sf	Buildings and Land Technology	XL Global Services	Weir R.E. LLC	CLICK HERE
100 Washington Blvd. Stamford, CT	—	7,345 sf	Buildings and Land Technology	Insight Global	Colliers Int’l.	CLICK HERE
100 Washington Blvd. Stamford, CT	—	10,872 sf	Buildings and Land Technology	Eka Software Solutions	Cushman & Wakefield	CLICK HERE
Springfield, MA	\$9.1M	266 units	Marcus & Millichap	—	Marcus & Mllichap	CLICK HERE
25 Research Pwy. Wallingford, CT	—	203,000 sf	HK Group	Baker Props.	HK Group	CLICK HERE
500 Cummings Ctr. Beverly, MA	—	7,500 sf	Cummings Center	Thrive Bioscience, Inc.	Shaffer Co.	CLICK HERE
Quincy, MA	—	6,000 sf	Cushman & Wakefield	Windstream Communications	Partners National R.E. Group	CLICK HERE
Cooley St. Springfield, MA	\$31M	328,372 sf	Cushman & Wakefield	Phillips Edison ARC Shopping Center REIT	Phillips Edison ARC Shopping Center REIT	CLICK HERE
670-678 and 710-720 Centre of New England Blvd. Coventry, RI	\$4.395M	16,895 sf	Marcus & Millichap	1465 Third Avenue, LLC	Marcus & Millichap	CLICK HERE
Georgetown, MA	—	2,400 sf	Boston Restaurant Group	The Serentee Restaurant Group	Realty Partners, NE	CLICK HERE
Hooksett, NH	—	1,800 sf	Realty Partners, NE	Tutti Frutti Frozen Yogurt	—	CLICK HERE
120 New Canaan Ave. Norwalk, CT	—	3,420 sf	GHP Office Realty LLC	Brightview at Norwalk Assisted Living Ctr.	—	CLICK HERE
120 New Canaan Ave. Norwalk, CT	—	1,973 sf	GHP Office Realty LLC	A&S Fine Foods	—	CLICK HERE
120 New Canaan Ave. Norwalk, CT	—	2,315 sf	GHP Office Realty LLC	Cafe Madrid	—	CLICK HERE
120 New Canaan Ave. Norwalk, CT	—	1,200 sf	GHP Office Realty LLC	LaBella Salon	—	CLICK HERE
120 New Canaan Ave. Norwalk, CT	—	1,660 sf	GHP Office Realty LLC	State of the Art Cleaners	—	CLICK HERE
Rte. 83/ Talcottville Rd. Vernon, CT	—	9,100 sf	New England Retail Props.	Exchange Right R.E., LC	Boulder Group	CLICK HERE
700 Longwater Dr. Norwell, MA	\$10M	80,000 sf	—	Fox Rock Props.	Conrad Group	CLICK HERE
3226 Pawtucket Ave. East Providence, RI	\$1.7M	24 units	United Multi Family	Ferland Corp.	—	CLICK HERE
650 East Kendall St. Cambridge, MA	—	206,084 sf	Transwestern/RBJ	Baxter Int’l.	Transwestern/RBJ	CLICK HERE
100 High St. Boston	—	546,336 sf	Cushman & Wakefield	CBRE Global Investors	Cushman & Wakefield	CLICK HERE
19 Brent Dr. Hudson, MA	\$1.35M	58,000 sf on 15.77 acres	O’Brien Comm’l. Props., Inc.	Borg Bros., LLC	—	CLICK HERE
Wave Ave. Revere, MA	\$595,000	6 units	Marcus & Millichap	—	—	CLICK HERE