

New England Real Estate Journal

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**SALES AND LEASES
TRANSACTION REPORT**

DECEMBER 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 DECEMBER 2014

ADDRESS	SALE PRICE	SIZE	REP. OF SELLER/LESSOR	BUYER/LESSEE	REP. OF BUYER/LESSEE	STORY LINK
267 Lowell Rd. Hudson, MA	 total	121,533 sf on 13.23 acres	Colliers Comm'l. R.E.	The Ram Cos.	The Ram Cos.	CLICK HERE
25 Industrial Ave. Chelmsford, MA	\$21.2M 	48,734 sf on 4.08 acres	Colliers Comm'l. R.E.	The Ram Cos.	The Ram Cos.	CLICK HERE
440 McClellan Hwy. East Boston, MA	—	30,500 sf	NAI Hunneman	Aircraft Service International Group	—	CLICK HERE
29 Bassett Lane Hyannis, MA	\$1,322,500	10,300 sf	—	New Bassett, LLC	The Realty Advisors, Inc.	CLICK HERE
2352 Main St. Concord, MA	—	1,204 sf	O'Brien Comm'l. Props., Inc.	Robert Kennedy Children Action Corps. and Bright Futures Adoption Agency	—	CLICK HERE
Wellesley Gateway Wellesley, MA	—	126,000 sf	Transwestern/ RBJ	Commonwealth Ptrs.	Transwestern/ RBJ	CLICK HERE
Wellesley Gateway Wellesley, MA	—	126,000	Transwestern/ RBJ	Harvard Pilgrim Healthcare, Inc.	McCall & Almy	CLICK HERE
Wellesley Gateway Wellesley, MA	—	80,000	Transwestern/ RBJ	Partners HealthCare	McCall & Almy	CLICK HERE
Wellesley Gateway Wellesley, MA	—	20,000 sf	Transwestern/ RBJ	GW & Wade LLC	Cassidy Turley	CLICK HERE
9-11-13 Erie Dr. Natick, MA	\$2.3M	13,419 sf on 1.5 acres	New Dover Assoc., Inc. and Northeast Select Props., LLC	Erie Drive Realty, LLC	—	CLICK HERE
46 Jonspin Rd. Wilmington, MA	—	28,000 sf	Avison Young	L3 Communications Holdings, Inc.	Cushman & Wakefield	CLICK HERE
1641, 1647 & 1693 Columbus Ave. and 60 Amory St., Boston	\$1.65M	24,500 sf on 0.62 acre	Denenberg Realty Advisors	Columbus Amory, LLC	Denenberg Realty Advisors	CLICK HERE
30 Innerbelt Rd. Somerville, MA	—	195,357 sf	Cushman & Wakefield	A&W Capital Mgmt.	Cushman & Wakefield	CLICK HERE
44 Concord Sq. Boston	\$4.3M	16 units in 5,331 sf	Group Boston R.E.	—	—	CLICK HERE
100B South St. Hopkinton, MA	—	6,000 sf	Greater Boston Comm'l. Props.	Gentle Giant Ventures, LLC	—	CLICK HERE
12 South St. Hopkinton, MA	—	5,000 sf	Greater Boston Comm'l. Props.	Anachemia Mining, LLC	—	CLICK HERE
3 Avenue C Hopkinton, MA	—	3,000 sf	Greater Boston Comm'l. Props.	Alkras Holings, LLC	—	CLICK HERE
5 Avenue C Hopkinton, MA	—	3,000 sf	Greater Boston Comm'l. Props.	Phosphorex, Inc.	—	CLICK HERE
3 Avenue D Hopkinton, MA	—	3,000 sf	Greater Boston Comm'l. Props.	Digi New England, LLC	—	CLICK HERE
12 Avenue E Hopkinton, MA	—	10,000 sf	Greater Boston Comm'l. Props.	The Boston Athletic Assn.	—	CLICK HERE
4-6 Avenue E Hopkinton, MA	—	10,000 sf	Greater Boston Comm'l. Props.	HPC, LLC	—	CLICK HERE
65 Grove St. Watertown, MA	—	118,000 sf	CBRE/N.E.	Cresset Development	—	CLICK HERE
1 Commercial Dr. West Lebanon, NH	\$285,000	2,500 sf	Lang McLaughry Comm'l.	Patco Props., LLC	—	CLICK HERE

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224-226 Main St. Nashua, NH	\$730,000	8,600 sf	Prolman Realty, Inc.	Michael George of Charron Medical	—	CLICK HERE
102 Mast Rd. Goffstown, NH	\$300,000	4.6 acres	NAI Norwood Group	Mass Road Self Storage, LLC	NAI Norwood Group	CLICK HERE
5 Wentworth Dr. Hudson, NH	—	140,000 sf	Cushman & Wakefield	Atrium Medical Corp.	Cushman & Wakefield	CLICK HERE
175 High St. Ellsworth, ME	—	97,000 sf on 23 acres	The Boulos Co.	DK Ellsworth Shopping Ctr., LLC	The Boulos Co.	CLICK HERE
11 Shepley St. Portland, ME	—	40 units	The Boulos Co.	11 Shepley Assoc.	The Boulos Co.	CLICK HERE
262 Rte. 1 Freeport, ME	—	—	The Boulos Co.	JAF Realty, LLC	The Boulos Co.	CLICK HERE
749 East Industrial Park Manchester, NH	—	11,745 sf	Stebbins Comm'l. Props., Inc.	Café Services, Inc.	—	CLICK HERE
Portland, ME	—	2,474 sf	Charter Realty & Development	Dunkin' Donuts	—	CLICK HERE
Cambridge, MA	\$136M	220,000 sf	Cushman & Wakefield of Mass.	Jamestown	Cushman & Wakefield of Mass.	CLICK HERE
Keene, NH	\$13.465M	145,000 sf	Unison Realty Ptrs.	Unison Realty Ptrs.	Unison Realty Ptrs.	CLICK HERE
10 Sentinel Court Manchester, NH	\$22,033,619	206 apts and 5 single family homes	—	Red Oak Apt. Homes	Red Oak Apt. Homes	CLICK HERE
3 Centennial Dr. Peabody, MA	—	1,927 sf	—	MRG Construction Mgmt.	Northeast Comm'l. Realty	CLICK HERE
Washington and Northampton Sts. Boston	\$16M dept structuring	74 units and 5,800 sf comm'l. space	—	Alnea Capital Ptrs.	Alnea Capital Ptrs.	CLICK HERE
32 Ships Eagle Ln. Osterville, MA	\$13.2M	17,000 sf residence on 9 acres	Sotheby's Int'l. Realty	—	—	CLICK HERE
Lexington, MA	—	50,339 sf	Related Beal and Boston Andes Capital, LLC	Concert Pharmaceuticals, Inc.	Cushman & Wakefield	CLICK HERE
Lexington, MA	—	22,208 sf	Pulmatrix, Inc.	Pulmatrix, Inc.	—	CLICK HERE
Lexington, MA	—	11,077 sf	Related Beal and Boston Andes Capital, LLC	Shire Human Genetic	Transwestern RBJ	CLICK HERE
Lexington, MA	—	7,864 sf	Avaxia Biologics, Inc.	Avaxia Biologics, Inc.	—	CLICK HERE
580 Main St. Bolton, MA	—	19,713 sf	Transwestern/RBJ	VMS Software	Transwestern/RBJ	CLICK HERE
450 Kendall St. Cambridge, MA	—	14,511 sf	—	MPM Capital, Inc.	Transwestern/RBJ	CLICK HERE
840 Memorial Dr. Cambridge, MA	—	8,900 sf	Abbey Group (self)	Sample6	NAI Hunneman	CLICK HERE
Chestnut to Clifford Sts. Providence, RI	\$2.7M	240,000 sf to be built 1.25 acres	PPC Land Ventures	PPC Land Ventures	195 Redevelopment Commission	CLICK HERE
Pawtucket, RI	\$409,000	24 units	Marcus & Millichap	An LLC Company (private investor)	Marcus & Millichap	CLICK HERE

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No. Providence, RI	\$25.8M	240 units	CBRE/N.E.	Brentwood Apts. LP (SMC Ptrship)	GID Investment Advisors	CLICK HERE
143 Westminster St. Providence, RI	\$1.15M	15,000 sf mixed use	Cushman & Wakefield/Hayes & Sherry	—	—	CLICK HERE
32 Custom House St. Providence, RI	\$800,000	13,750 sf	Cushman & Wakefield/Hayes & Sherry	ASH NYC	ASH NYC	CLICK HERE
Warwick, RI	—	7,500 sf	MG Comm'L.	American Income	—	CLICK HERE
Warwick, RI	—	2,000 sf	MG Comm'L.	Summit Technical Services	—	CLICK HERE
Warwick, RI	—	2,500 sf	MG Comm'L.	Risk Placement Services	—	CLICK HERE
65 Sockanosset Cross Rd. Cranston, RI	—	5,000 sf	Albert Realtors	Family Health and Sports Medicine	—	CLICK HERE
1815 Mineral Spring Ave. No. Providence, RI	—	1,000	Coldwell Banker's Foccellino team	Brian Farrell, Charles Iovino & Steve Muscatelli	Coldwell Banker's Foccellino team	CLICK HERE
Newport, RI	—	—	Newport Yachting Center, etc.	Peregrine Group, LLC	Peregrine Group, LLC	CLICK HERE
Bedford, NH	\$134M	Six branches	Centrix Bank & Trust branches	Eastern Bank Corp.	RBC Capital Markets	CLICK HERE
35 Manchester Rd. Derry, NH	\$24.4M	186,997 sf	Cushman & Wakefield	Slate Props.	—	CLICK HERE
45 Milk St. Boston	—	61,000 sf	JLL	Year Up	Cassidy Turley	CLICK HERE
Exit 19 off Rte. I-91 Meriden, CT	\$16.3M	155,000 sf	CBRE/N.E.	Albany Rd. R.E. Ptrs.	—	CLICK HERE
55 Summer St. Boston	\$48M	124,000 sf	Cushman & Wakefield	Synergy Investment and DivcoWest	Synergy Investment and DivcoWest	CLICK HERE
343 Congress St. Boston	—	25,810 sf	Cushman & Wakefield	Silicon Labs	JLL	CLICK HERE
30 Manchester Rd. Derry, NH	—	46,533 sf	—	Monkey Sports	Boston R.E. Advisors	CLICK HERE
299 Ballardvale St. Wilmington, MA	—	34,400 sf	Avison Young	Hub Int'l. Ltd.	Newmark Knight Frank	CLICK HERE
30 Log Bridge Rd. Rte 114 Middleton, MA	—	100,000 sf on 13.5 acres	The Stubblebine Co.	North Shore Business Ctr., LLC	Nordlund Assoc., Inc.	CLICK HERE
Westlake District Middletown, CT	\$16.4M	198 units	Institutional Property Advisors	Hunters Crossing LLC	Institutional Property Advisors	CLICK HERE
108 Mill Plain Rd. Danbury, CT	\$3.25M	22,065 sf	Goodfellow R.E.	Victor Chaves	HK Ptrs.	CLICK HERE
North Haven, CT	\$26M	128 units	CBRE	The Silverman Group	—	CLICK HERE
100 Lawton St. Torrington, CT	—	64,000 sf	Matthews Comm'l. Props.	DucDuc LLC	Comm'l. R.E. Group	CLICK HERE
1344 Silas Deane Hwy. Rocky Hill, CT	\$6.89M	55,547 sf	Colliers Int'l.	JMM Props., LLC	—	CLICK HERE

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276 Post Rd. West Westport, CT	—	32,873 sf on 2.93 acres	HK Group	—	HK Group	CLICK HERE
Danielson, CT	—	30,000 sf	Diversified Project Mgmt.	Harvard H. Ellis Technical High School	—	CLICK HERE
One Grove Pl. New Britain, CT	—	2,900 sf	Giglio Comm'l. R.E., LLC	Biogas Energy Solutions, LLC	R.Calabrese Agency	CLICK HERE
535 Connecticut Ave. Norwalk, CT	—	11,000 sf	CBRE	Belvoir Media Group	Choyce Peterson, Inc.	CLICK HERE
1535 Main St. Tewksbury, MA	\$10M	56 units	CBRE/N.E.	OGR Tewksbury, LLC (Ocean Gate Realty Advisor, LLC)	—	CLICK HERE
127 Smith Pl. Cambridge, MA	—	15,200 sf	Nashoba Realty Trust	Central Rock Gym	Burgers Props., Inc.	CLICK HERE
30 Upton Rd. Wilmington, MA	—	15,000 sf	Avison Young	Rigaku Corp.	Cresa	CLICK HERE
430 Bedford St. Lexington, MA	—	7,287 sf	CBRE/N.E.	Deerwalk	The Stubblebine Co. CORAC	CLICK HERE
North Quincy, MA	\$23M	80,510 sf	Cushman & Wakefield	Kimco Realty	Cushman & Wakefield	CLICK HERE
Bald Hill Rd. Warwick, RI	\$3.45M	6,946 sf	Marcus & Millichap	Corner Bakery	Marcus & Millichap	CLICK HERE
811 Church St. Marietta, GA	\$1.635M	1,822 sf	Marcus & Millichap	Starbucks	Marcus & Millichap	CLICK HERE
Port St., Lucie, FL	\$2.16M	9,100 sf	Marcus & Millichap	Dollar General	Marcus & Millichap	CLICK HERE
Mill St. Dracut, MA	\$4.9M Auction Sale	47 res. units and 69,000 sf comm'l.	KeyPoint Ptrs.	—	—	CLICK HERE
John Fitch Hwy. and Summer St. Fitchburg, MA	—	30,000 sf	—	Geronimo Props.	Geronimo Props.	CLICK HERE
245 Newbury St. Boston	—	991 sf	Linear Retail	Amorino Al Naturale	CBRE/ Grossman Development Group	CLICK HERE
911 Providence Hwy. Norwood, MA	—	22,000 sf	Boston R.E. Advisors	Work Out World	Re/Max Results	CLICK HERE
78 Rebesch Dr. North Haven, CT	—	10,000 sf	Weed Realty	Jordan Paige Food Enterprises	The Geenty Group and Press/Cuozzo Realtors	CLICK HERE
Storrs Rd. (Rte. 195) Mansfield, CT	—	9,733 sf	—	Dollar Tree	Charter Realty and Development	CLICK HERE
500 Lincoln St. Worcester, MA	—	3,540 sf	Glickman Kovago & Co.	AT&T Mobility Corporate	—	CLICK HERE