

New England Real Estate Journal

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**SALES AND LEASES
TRANSACTION REPORT**

MAY 2015

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 2015

| ADDRESS | SALE PRICE | SIZE | REP. OF SELLER/LESSOR | BUYER/LESSEE | REP. OF BUYER/LESSEE | STORY LINK |
|--|------------|-------------------------|----------------------------|--------------------------------------|----------------------------------|----------------------------|
| 225 Wyman St. Waltham, MA | — | 6,013 sf | Wyman Street Advisors | Panther Global Group, Inc. | Lincoln Property | CLICK HERE |
| 225 Wyman St. Waltham, MA | — | 3,604 sf | Wyman Street Advisors | MarketCast | CBRE | CLICK HERE |
| 404 Wyman St. Waltham, MA | — | 20,000 sf | Wyman Street Advisors | Konica Minolta | Cushman & Wakefield | CLICK HERE |
| 404 Wyman St. Waltham, MA | — | 4,437 sf | Wyman Street Advisors | Entrust Datacard | Cushman & Wakefield | CLICK HERE |
| 201 Edgewater Dr. Wakefield, MA | — | 3,349 sf | Wyman Street Advisors | CPower | Stevens Group | CLICK HERE |
| 500 Edgewater Dr. Wakefield, MA | — | 2,563 sf | Wyman Street Advisors | OSF/Global Services | Wyman Street Advisors | CLICK HERE |
| 201 Edgewater Dr. Wakefield, MA | — | 13,366 sf | Wyman Street Advisors | Lantos Technologies, Inc. | Jones Lang LaSalle | CLICK HERE |
| 101 Edgewater Dr. Wakefield, MA | — | 9,502 sf | Wyman Street Advisors | Johnson O'Connor Feron & Carucci LLP | Mohr Ptrs. | CLICK HERE |
| 401 Edgewater Dr. Wakefield, MA | — | 2,179 sf | Wyman Street Advisors | ON Search Ptrs. | DTZ | CLICK HERE |
| 260-284 Quarry Rd. Milford, CT | — | 24,000 sf | Angel Comm'l. LLC | — | — | CLICK HERE |
| 35 Green St. Malden, MA | \$7M | 100,000 sf | Burgess Props. | Hoff's Bakery | — | CLICK HERE |
| 50 Bearfoot Rd. Northborough, MA | \$2.5M | 60,597 sf on 8.54 acres | Cushman & Wakefield | AllCare Plus Pharmacy | Kelleher & Sadowsky Assoc., Inc. | CLICK HERE |
| 50 Hampshire Cambridge, MA | — | 33,500 sf | BioMed Realty Trust (self) | Reed El Sevier | — | CLICK HERE |
| 217-221 Essex St. Salem, MA | \$3M | 30,000 sf | NAI Hunneman | Essex Derby LLC | — | CLICK HERE |
| 90 Canal St. Boston | — | 13,402 sf total | Boston Realty Advisors | UP Education and Boston Cares | Avison Young | CLICK HERE |
| Ten 99 Hingham St. Rockland, MA | — | 14,322 sf | The Grossman Cos. | The Gordian Group | JLL | CLICK HERE |
| One Winthrop Sq. Boston | — | 12,687 sf | Newmark Grubb Knight Frank | Salsify, Inc. | CBRE/N.E. | CLICK HERE |
| 20 Guest St. Boston | — | 124,732 sf | Transwestern/RBJ | Harvard Business School Publishing | JLL | CLICK HERE |
| 200 Nashua Technology Park Nashua, NH | — | 22,000 sf | John Flatley Co. (self) | Plexxi | — | CLICK HERE |
| 200 Nashua Technology Park Nashua, NH | — | 190,000 sf | John Flatley Co. (self) | Dell | — | CLICK HERE |
| 200 Nashua Technology Park Nashua, NH | — | 80,000 sf | John Flatley Co. (self) | Amphenol TCS | — | CLICK HERE |
| 114 Londonderry Tpke. Hooksett, NH | \$752,500 | on 5 acres | KW Comm'l. | Eric Doty and Robert Goss | KW Comm'l. | CLICK HERE |
| 2 Townsend West Nashua, NH | \$230,000 | 3,038 sf | Colliers Int'l. | SCMI Realty, LLC | Prolman Realty | CLICK HERE |

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|---|------------|--------------------------|---|---|---|----------------------------|
| 35 Industrial Way Rochester, NH | — | 91,577 sf | Brady Sullivan Props. | Conti-Tech Thermopol Inc. | — | CLICK HERE |
| 93 South Broadway Salem, NH | \$1.8M | 22,000 sf to be built | Tampsi-Nash R.E. Group | F&B Salem Realty, LLC | Shea Comm'l. Props., Inc. | CLICK HERE |
| 50 Nashua, Rd. Londonderry, NH | — | 2,500 sf | Tinkham Realty | Thompson Mis | — | CLICK HERE |
| Pelham, NH | — | 2,300 sf | Tinkham Realty | Desertcar | — | CLICK HERE |
| Londonderry Commons Professional Office Pk. Londonderry, NH | — | 800 sf | Tinkham Realty | Carvalho Electrical | — | CLICK HERE |
| Mr. Steer Market Place Londonderry, NH | — | 2,600 sf | Tinkham Realty | E-Bikes of New England | — | CLICK HERE |
| 10 Water St. Lebanon, NH | — | 5,000 sf | Lang McLaughry Comm'l. | Start Date Labs., Inc. | — | CLICK HERE |
| 28 Pond View Dr. Scarborough, ME | \$5.38M | 74,976 sf | NAI The Dunham Group | 28 Pond View LLC | — | CLICK HERE |
| 10 & 20 Executive Dr. South Portland, ME | \$4M | 9.71 acres of land | NAI The Dunham Group | RLC Portland Retirement Community, LLC | — | CLICK HERE |
| 80 Anthony Ave., Augusta, ME | \$1.2M | 33,560 sf | NAI The Dunham Group | PL Props., LLC | — | CLICK HERE |
| Stony Brook Office Park Rte. 128 Waltham, MA | — | 66,000 sf | Colliers Int'l. | Brainshark, Inc. | JLL | CLICK HERE |
| 200 Wheeler Rd. Burlington, MA | — | 26,706 sf | DTZ | 128 Technology, Inc. | Jumbo Capital | CLICK HERE |
| 31 Astor Ave. Norwood, MA | — | 19,500 sf | NAI Hunneman | Castle Island Brewing Co. | NAI Hunneman | CLICK HERE |
| 2034 Riverdale St. West Springfield, MA | \$1.7M | 48 units | Marcus & Millichap | — | Marcus & Millichap | CLICK HERE |
| Northampton, MA | — | — | Colebrook Realty Services, Inc. | Chris Andrew, Inc. | Colebrook Realty Services, Inc. | CLICK HERE |
| Rte. 28 Falmouth Rd. Mashpee, MA | \$35.45M | 143,477 sf | Cushman & Wakefield | Dividend Capital | Cushman & Wakefield | CLICK HERE |
| Maynard, MA | — | 1.1M sf | Saracen Props LLC and Artemis R.E. Ptrs. | Saracen Props LLC and Artemis R.E. Ptrs. | — | CLICK HERE |
| 100 Pearl St. Hartford, CT | \$28.1M | 281,000 sf | — | SGS Pearl LLC and Shelbourne Pearl LLC | SGS Pearl LLC and Shelbourne Pearl LLC | CLICK HERE |
| 125 Providence St. West Warwick, RI | \$31.75M | 251 units | CBRE/N.E. | JG Royal Mill LLC/ JJH Royal Mill LLC | — | CLICK HERE |
| 130-134 Waterman St. Providence, RI | \$1.7M | 5,300 sf | Olympus Group R.E. | — | Residential Props., Ltd. | CLICK HERE |
| West Exchange Center Providence, RI | — | 4,150 sf | Olympus Group and Stone Tower Props. | Boystown of New England | — | CLICK HERE |
| 31-38 Boston St. Coventry, RI | \$910,000 | 16 units | United Multi Family | Greenwich Bay Homes, LLC | — | CLICK HERE |

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|--|--------------|-------------------------------------|--|----------------------------------|---|----------------------------|
| Garden City Center Cranston, RI | — | 5,000 sf | The Wilder Cos. | Barrington Books Retold | — | CLICK HERE |
| Citizens Plaza Providence, RI | — | 5,244 sf | CB Richard Ellis | Manion Gaynor & Manning LLP | Cushman & Wakefield/ Hayes & Sherry | CLICK HERE |
| 233 Rte. 107 Seabrook, NH | \$5.8M | 63,754 sf on 6.1 acres | NAI Norwood Group and Argus Self Storage Sales Network | Curatolo Seabrook, LLC | — | CLICK HERE |
| 75-95 Wells Ave. Newton, MA | — | 46,167 sf | JLL | Karyopharm Therapeutics, Inc. | Transwestern/ RBJ | CLICK HERE |
| Taunton, MA | \$11.5M | to build 680,000 sf on 115 acres | NAI Hunneman | Martignetti Cos. | Taunton Dev./ Mass Development Corp. | CLICK HERE |
| 27 Strathmore Rd. Natick, MA | \$2,193,750M | 16,900 sf on 0.73 acre | New Dover Assoc. | Kaufman/Nir, LLC | — | CLICK HERE |
| 180 Shrewsbury St. West Boylston, MA | — | 146,000 sf | Kelleher & Sadowsky and NAI LaScala-Sonnenberg | Bunzi Distribution | Colliers Int'l. | CLICK HERE |
| 603 Concord Ave. Cambridge, MA | — | 3,216 sf | The Diamond Group | Care Well Urgent Care | 1st US Realty | CLICK HERE |
| 603 Concord Ave. Cambridge, MA | — | 1,261 sf | The Diamond Group | Orthodontics of Cambridge | The Diamond Group | CLICK HERE |
| 892 Worcester St. Wellesley, MA | — | — | Haynes Mgmt., Inc. | — | — | CLICK HERE |
| 36 Washington St. Wellesley Hills, MA | — | 4,500 sf | Haynes Mgmt., Inc. | — | — | CLICK HERE |
| 36 Washington St. Wellesley Hills, MA | — | 2,850 sf | Haynes Mgmt., Inc. | — | — | CLICK HERE |
| 1050 Waltham St. Lexington, MA | — | 1,715 sf | Haynes Mgmt., Inc. | — | — | CLICK HERE |
| Newton, MA | — | 6,399 sf for 3 tenants | Haynes Mgmt., Inc. | — | — | CLICK HERE |
| One Danbury Rd. Wilton, CT | — | 3,400 sf | — | Fleur de Lis Academy | HK Group | CLICK HERE |
| 21 Bridge Sq. Westport, CT | — | 800 sf | — | Purl NYC, LLC | HK Group | CLICK HERE |
| 95 Post Rd., West Westport, CT | — | 1,400 sf | — | Gerald Kagan, Architect | HK Group | CLICK HERE |
| 23 Post Rd., West Westport, CT | — | 600 sf | — | Laura Bazante Hair Salon | HK Group | CLICK HERE |
| 772 Post Rd., East Westport, CT | — | 1,624 sf | — | The DoJo | HK Group | CLICK HERE |
| 772 Post Rd., East Westport, CT | — | 1,100 sf | — | Executive R.E. | HK Group | CLICK HERE |
| 155 Post Rd., East Westport, CT | — | 700 sf | — | Manafort Bros., Inc. | HK Group | CLICK HERE |
| 190 Main St. Norwalk, CT | — | 2,000 sf | — | Ahmed Fayed | HK Group | CLICK HERE |

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|---|------------|------------------------------|--|--|--------------------------------------|----------------------------|
| 1525 Kings Hwy. East Fairfield, CT | — | 1,066 sf | — | Circle TPR, LLC | HK Group | CLICK HERE |
| 1525 Kings Hwy. East Fairfield, CT | — | 500 sf | — | Voice Express | HK Group | CLICK HERE |
| 27 Kings Hwy. North Westport, CT | — | — | — | Jeffrey Von Kohorn, PhD | HK Group | CLICK HERE |
| 128 Collins St., 61 Willard St. and 101-107 Vine St. Hartford, CT | — | 103 apts in 3 bldgs. | United Multi Family | N.J. Investment Company | — | CLICK HERE |
| Manchester, CT | \$49.49M | 303 units on 34.3 acres | — | Beachwold Residential LLC | Marcus & Millichap | CLICK HERE |
| 115-277 Diamond St. New Haven, CT; 62 Trent St., W. Haven, CT; 1495 Ella Grasso Blvd., New Haven CT 169 West Spring St. West Haven, CT | \$14.2M | 203 units in 4 bldgs. | Northeast Private Client Group | Navarino Capital Mgmt | Northeast Private Client Group | CLICK HERE |
| 81 Silvermine Rd. Seymour, CT | \$572,200 | 6,200 sf on 3.3 acres | Godin Property Brokers | Larry Janesky | Godin Property Brokers | CLICK HERE |
| 208 Christian St. Oxford, CT | \$925,000 | 22,000 sf on 2 acres | | Executive Aircraft Interiors | | |
| 4 Trefoil Dr. Trumbull, CT | \$1.4M | 24,000 sf | Pearce R.E. | Milford Bank | Pearce R.E. | CLICK HERE |
| 315 Winthrop Ave. New Haven, CT | \$840,000 | 13 units | Marcus & Millichap | Private Investors | Marcus & Millichap | CLICK HERE |
| 20 Marshall St. South Norwalk, CT | — | 10,000 sf | Avison Young | HealthPrize | DTZ | CLICK HERE |
| 991-995 Post Rd. East Westport, CT | \$2.6M | 8,500 sf on 0.66 acre | — | Drew Friedman | Romano R.E. | CLICK HERE |
| Hopkinton, MA | \$59.5M | 240 units on 18 acres | CBRE/N.E. | affiliate of The Praedium Group | — | CLICK HERE |
| 50 Staniford St. Boston | \$123.3M | 193,230 sf | Cushman & Wakefield | — | — | CLICK HERE |
| 40-60 Lewis St. and and 17 Beach St. Lynn, MA | \$11M | 108 units | NAI Hunneman | Sawyer Realty | — | CLICK HERE |
| 100 & 124 Crescent Rd. Needham, MA | \$4.25M | 32,350 sf | Denenberg Realty | Crescent Rd. Realty LLC | Denenberg Realty | CLICK HERE |
| 25R Olympia Ave. Woburn | — | 3,782 sf | Cummings Props. | CONTINUOUS Pharmaceuticals | — | CLICK HERE |
| Bedford, NH | \$46.1M | 277,829 sf on 10.38 acres | HFF | — | — | CLICK HERE |
| School St. Sq. East Hartford, CT | — | 60,000 sf | Northeast Retail Leasing & Mgmt. Co. | O'Reilly Auto Parts, Cardia Express, Grossman's Bargain Outlet and Dunkin Donuts | — | CLICK HERE |
| South Main St. Rte. 12A West Lebanon, NH | — | 81,317 sf | Cushman & Wakefield | Eastern R.E. | — | CLICK HERE |
| Taunton, MA | — | 60,000 sf | Silver City Galleria | Round One Entertainment | — | |

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| 500 Lincoln St. Worcester, MA | — | 2,450 sf | Glickman Kovago & Co. | CareWell Urgent Care | — | CLICK HERE |
| 417 Post Rd. Fairfield, CT | — | 43,626 sf on 8 acres | Colliers Int'l. | Local Investors | — | CLICK HERE |
| Sudbury, MA | — | 1,200 sf | Powers & Co. | UK Nails & Spa | — | CLICK HERE |
| Washington St. Rte. 53 Hanover, MA | — | 10,000 sf | Powers & Co. | Cardinal Cushing | Jack Conway & Assoc. | CLICK HERE |
| Washington St. Rte. 53 Hanover, MA | — | 2,388 sf | Powers & Co. | Dr. Dental | CBRE | CLICK HERE |
| Skaket Corners Orleans, MA | — | 6,000 sf plus | Powers & Co. | Olympia Sport | — | CLICK HERE |
| Kingsbury Plaza Kingston, MA | — | 3,600 sf | Powers & Co. | Cardio Sport | — | CLICK HERE |
| Norwood, MA | — | 900 sf | Powers & Co. | Hair Cuttery | Atlantic Retail Props. | CLICK HERE |
| Waltham, MA | — | 1,20 sf | Powers & Co. | Hair Cuttery | Atlantic Retail Props. | CLICK HERE |
| 4 & 8 Technology Dr. Westborough, MA | \$24.5M | 222,000 sf in 2 bldgs. | DTZ | Ferris Dev. Co. | — | CLICK HERE |
| 9-31 Vine St. New Britain, CT | \$1.525M | 28 units on .32 acres | United Multi Family | New Moon LLC | — | CLICK HERE |
| Highway 218, Bloomfield, CT and Rte. 75 Windsor Locks, CT | \$4,333,332M | 2 bldgs leased to Wendy's | — | Chevelle Realty Trust | Marcus & Millchap R.E. Investment Services | CLICK HERE |
| 884 Boston Post Rd. Milford, CT | \$325,000 | 4,040 sf on .14 acre | The Geenty Group | Ross R.E. LLC | H. Pearce Comm'l./ George J. Smith | CLICK HERE |
| 375 and 385 Concord Ave. Belmont, MA | \$8.925M | 130,923 sf in 2 bldgs. and land | Bowes R.E. | Tellier Props. | — | CLICK HERE |
| 135 Flanders Rd. Westborough, MA | — | 24,400 sf | CBRE | Cogentix Medical | Cushman & Wakefield | CLICK HERE |
| 315 on A. St. Boston, MA | — | 302 units | CBRE/N.E. and CBRE, Phoenix | Equity Residential | — | CLICK HERE |
| 40 Kenwood Circle Franklin, MA | — | 28,656 sf | R.W. Holmes | New England Chapel - Evangelical Christian Church | The Stubblebine Co./ CORFAC Int'l. | CLICK HERE |
| 131 Burke St. Nashua, NH | — | 13,500 sf | Brady Sullivan Props. | Metro Walls | — | CLICK HERE |
| Vantage Point Nashua, NH | — | 2,400 sf | Brady Sullivan Props. | J&M Fitness (Curves) | — | CLICK HERE |
| 131 Burke St. Nashua, NH | — | 3,000 sf | Brady Sullivan Props. | New England Brickmasters | — | CLICK HERE |
| 225 Second Ave. Waltham, MA | — | 112,500 sf | Alexandria R.E. (self) | FORUM Pharmaceuticals | Transwestern/ RBJ | CLICK HERE |