

New England Real Estate Journal

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**SALES AND LEASES  
TRANSACTION REPORT**

**MAY 2016**

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 2016

ADDRESS	SALE PRICE	SIZE	REP. OF SELLER/LESSOR	BUYER/LESSEE	REP. OF BUYER/LESSEE	STORY LINK
Sears Crescent Bldg Boston	\$23.8M	50,300 sf	Newmark Grubb Knight Frank	Chevron Ptrs.	Chevron Ptrs	<a href="#">CLICK HERE</a>
2 Great Pasture Rd. Danbury, CT	—	56,632 sf	Cushman & Wakefield	Opportunity Buying, Inc.	Rakow Group	<a href="#">CLICK HERE</a>
261 & 267 Boston Rd. Billerica, MA	\$8.1M	2 bldgs. 97,403 sf on 13.2 acres	—	The Ram Cos.	The Ram Cos.	<a href="#">CLICK HERE</a>
102 First Ave. Chicopee, MA	—	80,040 sf	Macmillan & Sons	Development Assoc.	Development Assoc.	<a href="#">CLICK HERE</a>
727 Marrett Rd. Lexington, MA	\$54M	259 rooms in two hotels	Holliday Fenoglio Fowler	—	—	<a href="#">CLICK HERE</a>
20 Commercial Dr. Dracut, MA	\$3.1M	55,890 sf	The Stubblebine Co.	303 Broadway Nominee Trust	—	<a href="#">CLICK HERE</a>
800 Boylston St. Boston	—	37,586 sf	Boston Props. (self)	Partners in Health	Cresa Boston	<a href="#">CLICK HERE</a>
389 Main St. Salem, NH	—	Office Condos	Colliers Int'l.	Atlantic Steel Detailing Services	CBRE/ New England	<a href="#">CLICK HERE</a>
90 Cherry St. Hudson, MA	\$725,000	—	O'Brien Comm'l. Props.	Downing Electric, Inc.	Avison Young	<a href="#">CLICK HERE</a>
20 Executive Dr. Hudson, NH	\$3.99M	75,288 sf on 7.31 acres	Colliers int'l.	Innovative Assoc.	—	<a href="#">CLICK HERE</a>
150 Dow St. Manchester, NH	—	23,000 sf	Tower Realty Group	Scribe Software Corp.	Harrington & Reaves	<a href="#">CLICK HERE</a>
292 Route 101 Bedford, NH	\$967,500	11,375 sf	Stebbins Comm'l. Props.	John Stewart	Norwood Group	<a href="#">CLICK HERE</a>
59 Daniel Webster Hyw. Merrimack, NH	—	132,241 sf	CBRE/N.E.	Law Warehouse, Inc. Hackman Capital Ptrs.	Hirsch & Co.	<a href="#">CLICK HERE</a>
Waumbee Mill Manchester, NH	—	80,000 sf	Brady Sullivan Props.	Pillpack, Inc.	Brady Sullivan Props.	<a href="#">CLICK HERE</a>
U.S. Rte. 1 Falmouth, ME	—	—	Falmouth Plaza (self)	Flagship Premium Cinemas	—	<a href="#">CLICK HERE</a>
99 Durgin Ln. Portsmouth, NH	—	125 rooms	Holiday Fenoglio Fowler, L.P.	Giri Hotels	—	<a href="#">CLICK HERE</a>
200 Exchange St. Providence, RI	\$1.21M	—	Sotheby's Int'l. Realty Providence	—	Re/Max Professionals	<a href="#">CLICK HERE</a>
1180 Ives Rd. Warwick, RI	\$2M	—	Sotheby's Int'l. Realty Providence	—	Re-Max Professionals	<a href="#">CLICK HERE</a>
163-165 Bernice Ave. Woonsocket, RI	—	4,200 sf on 6,000 sf lot	Coldwell Banker Comm'l. Division	—	Coldwell Banker Comm'l. Division	<a href="#">CLICK HERE</a>
46 Nayatt Rd. Barrington, RI	\$1.48M	—	Residential Props., Ltd.	—	Residential Props., Ltd.	<a href="#">CLICK HERE</a>
7 Industrial Dr. Smithfield, RI	\$500,000	16,266 sf	Albert Realtors	—	Albert Realtors	<a href="#">CLICK HERE</a>
900 Reservoir Ave. Cranston, RI	\$750,000	14,568 sf	Albert Realtors	—	Albert Realtors	<a href="#">CLICK HERE</a>

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Norwood Park South Norwood, MA	—	20,769 sf	Colliers Int'l. Boston and Brookwood and R.W. Holmes	Lead Surge, LLC, Valuation Research Corp. The Point Group, Inc. and Nautilus Capital, LLC	—	<a href="#">CLICK HERE</a>
99 Hayden Ave. and 128 Spring St. Lexington, MA	—	3,697 sf	Related Beal	White Rino	Related Beal	<a href="#">CLICK HERE</a>
99 Hayden Ave. and 128 Spring St. Lexington, MA	—	3,324 sf	Related Beal	Fresenius Medical Care	Related Beal	<a href="#">CLICK HERE</a>
99 Hayden Ave. and 128 Spring St. Lexington, MA	—	9,526 sf	Related Beal	Ribbon Therapeutics, Inc.	Related Beal	<a href="#">CLICK HERE</a>
99 Hayden Ave. and 128 Spring St. Lexington, MA	—	8,007 sf	Related Beal	121 Bio	Related Beal	<a href="#">CLICK HERE</a>
1000 Stone Place Melrose, MA	—	212 units	Holliday Fenoglio Fowler	Mesrow Financial	Holiday Fenoglio Fowler	<a href="#">CLICK HERE</a>
200 Homer Ave. Ashland, MA	\$7.8M	—	SVN/Parsons Comm'l. Group Boston	WD Homer LLC	SVN/Parsons Comm'l. Group Boston	<a href="#">CLICK HERE</a>
430 New Park Ave. West Hartford, CT	\$1.15M	24,000 sf	Avison Young	—	Avison Young	<a href="#">CLICK HERE</a>
330 Railroad Ave. Greenwich, CT	\$8.3M	50,000 sf	Colliers Int'l.	Rich Granoff & Jeff Mandell	Colliers Int'l.	<a href="#">CLICK HERE</a>
802 Washington, St. Easton, MA	\$1.95M	20,000 sf on 2.73 acres	Conway Comm'l.	Piece by Piece Movers LLC	—	<a href="#">CLICK HERE</a>
Woburn and Weymouth, MA	\$29.2M	2 memory care communities	Cushman & Wakefield Senior Housing Capital	Garrison Investment Group, Canal Park Capital Mgmt. and Focus Healthcare Ptrs., LLC	—	<a href="#">CLICK HERE</a>
Off Rte. I-95 Westport, Ct	—	—	The Davis Cos. (self)	Westport Dermatology & Laser Assoc. and Westport Dental Assoc.	—	<a href="#">CLICK HERE</a>
120 Amaral St. East Providence, RI	\$815,000	11,544 sf on 0.83 acres	Casey & Sweeney R.E. & Appraisal	—	—	<a href="#">CLICK HERE</a>
150 Riverside Dr. Wrentham, MA	\$960,000	22,000 sf	Re/Max	—	Residential Props. Ltd.	<a href="#">CLICK HERE</a>
700 Main St. Hyannis, MA	\$1.6M	—	—	U.S. Government	Horvath & Tremblay	<a href="#">CLICK HERE</a>
200 Exchange St. Malden, MA	\$21.686M	314,176 sf	Holliday Fenoglio Fowler	Berkeley Investments, Inc.	—	<a href="#">CLICK HERE</a>
99 Hartwell St. West Boylston, MA	—	15,000 sf	NAI Glickman Kovago and Jacobs	United Parcel Service	Jones Lang Lasalle	<a href="#">CLICK HERE</a>
95 Berkley St. Boston	—	114,000 sf	Colliers Int'l.	CIM Group and Center Court Mass. LLC	—	<a href="#">CLICK HERE</a>
187 Ayer Rd. Harvard, MA	\$600,000	2.8 acre lot and 4,800 sf bldg.	O'Brien Comm'l.	Thampy Kurian	O'Brien Comm'l.	<a href="#">CLICK HERE</a>

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846 Concord St., Framingham, MA 1132 Mineral Spring Ave. No. Providence, RI and 1783 Louisquisett Pike Lincoln RI	—	—	—	Colbea Enterprises, LLC (Seasons Corner Mkt.)	Colbea Enterprises, LLC (Seasons Corner Mkt.)	<a href="#">CLICK HERE</a>
41 West Beacon St. 1062 Blvd., W. Hartford, CT Park RI. West and West Wynd., W. Hartford	\$5.1M and \$9.45M	56 units 29 units 106 units	Marcus & Millichap	—	—	<a href="#">CLICK HERE</a>
4 Forest Pwy. Shelton, Ct	\$1.425M	37,129 sf on 4.09 acres	Coldwell Banker Comm'l.	Forest 4 Assoc., LLC	—	<a href="#">CLICK HERE</a>
66 Quirk Rd. Milford, CT	\$775,000	9,200 sf on 0.69 acres	Coldwell Banker Comm'l.	Research Realty LLC	—	<a href="#">CLICK HERE</a>
19 Forest Pwy. Shelton, CT	\$2.25M	25,000 sf	Coldwel Banker Comm'l.	Preferred Tool and Die	—	<a href="#">CLICK HERE</a>
330 Railroad Ave. Greenwich, CT	\$8.3M	30,000 sf	Colliers Int'l.	—	Colliers Int'l.	<a href="#">CLICK HERE</a>
2 Great Pasture Rd. Danbury, CT	—	56,632 sf	Cushman & Wakefield	Opportunity Buying, Inc.	Rakon Group	<a href="#">CLICK HERE</a>
477 Boston Post Rd. 155 Hill St. Milford, CT	—	16,000 sf 2,000 sf	Colonial Props.	Gold Medal Bakery Physicians Alliance	Colonial Props.	<a href="#">CLICK HERE</a>
430 New Park Ave. West Hartford, CT	\$1.15M	24,000 sf	Avison Young	—	Avison Young	<a href="#">CLICK HERE</a>
54 and 50 Alna Ln. East Hartford, CT 181 Wayside Dr. Springfield, MA	\$1.12M	12,404 sf on 1.83 acres 8,400 sf on .52 acres	Reese Comm'l. R.E. Services Reese Comm'l. R.E. Services	SSG Holdings LLC Bobcat of Conn.	Reese Comm'l. R.E. Services Reese Comm'l. R.E. Services	<a href="#">CLICK HERE</a>
65 South Turnpike Rd. Wallingford, CT	—	3,000 sf	The Geenty Group	Little K's Landscaping	The Geenty Group	<a href="#">CLICK HERE</a>
32 High St. New Haven, CT	\$22.25M	84 units	Institutional Property Advisors (Marcus & Millichap)	East River Ptrs.	Institutional Property Advisors (Marcus & Millichap)	<a href="#">CLICK HERE</a>
25 Porter Rd. Littleton, MA	\$3.25M	67,167 sf	Capital and Novaya R.E. Ventures	Hanscom Federal Credit Union	NAI Hunneman	<a href="#">CLICK HERE</a>
12A A St. Burlington, MA	\$1.05M	17,500 sf	The Stubblebine Co.	Academy of Creative Arts	The Stubblebine Co.	<a href="#">CLICK HERE</a>
Cambridge, Revere and Concord, MA	\$71.5M	3 hotels with 406 rooms	KW Development LLC	Hotel Tria Best Western, Sheraton Four Points and Best Western	—	<a href="#">CLICK HERE</a>
39 Cabot Rd. Woburn, MA	—	23,000 sf	Cummings Props.	SolidEnergy Systems	Boston Comm'l. Props.	<a href="#">CLICK HERE</a>
1021 South Main St. Cheshire, Ct	—	1,500 sf	Phillips Edison Co.	Morning Investments, LLC	The Proto Group	<a href="#">CLICK HERE</a>

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55 Village Green Dr. Litchfield, CT	—	38,000 sf	The Proto Group	Stop & Shop Supermarket Co.	Ahold The Proto Group	<a href="#">CLICK HERE</a>
259 Bull Hill Ln. Orange, CT	—	63,000 sf	The Proto Group	Wakefern Foods	The Proto Group	<a href="#">CLICK HERE</a>
Rte. 5 Wallingford, CT	—	1,800 sf	The Proto Group	Spring Communications (AT&T)	RHYS Comm'l.	<a href="#">CLICK HERE</a>
893 North Colony Rd. Wallingford, CT	—	1,080 sf	The Proto Group	Great Clips	Darmouth Co.	<a href="#">CLICK HERE</a>
Rte. 5 Wallingford, CT	—	1,945 sf	The Proto Group	Starbucks Corp.	Sullivan Hayes NE	<a href="#">CLICK HERE</a>
Rte. 5 Wallingford, CT	—	2,400 sf	The Proto Group	Better Burritos	The Proto Group	<a href="#">CLICK HERE</a>
1630 Watertown Ave. Waterbury, CT	—	1,254 sf	The Proto Group	Untouchable Wireless Inc.	The Proto Group	<a href="#">CLICK HERE</a>
165 Newbury St. Boston	\$6.25M	1050 sf + 350 sf patio	NGKF Capital Markets	165 Newbury St. Owner LLC	—	<a href="#">CLICK HERE</a>
517-519 Boston Post Rd. Orange, CT	—	6,000 sf	Angel Comm'l.	U.S. Furniture	Angel Comm'l.	<a href="#">CLICK HERE</a>
1547 Greenland Rd. Portsmouth, NH	\$4.366M	5.88 acre site	Atlantic Retail Services	Sarnia Props, Inc.	Colliers Int'l.	<a href="#">CLICK HERE</a>
5 Main St. Redding, CT	\$365,000	5,800 sf	O,R&L Comm'l.	Robert Marty	O,R&L Comm'l.	<a href="#">CLICK HERE</a>
261 Elm St. Somerville, MA	—	1,900 sf	Conviser Property Group	Pokeworks	MDK Realty	<a href="#">CLICK HERE</a>
461 Derby Ave. Orange, CT	\$110,00	2,262 sf on .65 acre	Colonial Props.	Francis and Anna Conroy	—	<a href="#">CLICK HERE</a>
Londonderry, NH	—	1,600 sf	Tinkham Realty, Inc.	Ethereal Tattoo, LLC	—	<a href="#">CLICK HERE</a>
Twenty Two Liberty Fan Pier Boston	—	1,300 sf	The Fallon Co. (self)	Salon Mario Russo	—	<a href="#">CLICK HERE</a>