

New England Real Estate Journal

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**SALES AND LEASES
TRANSACTION REPORT**

AUGUST 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 AUGUST 2016

ADDRESS	SALE PRICE	SIZE	REP. OF SELLER/LESSOR	BUYER/LESSEE	REP. OF BUYER/LESSEE	STORY LINK
450 & 500 Donald J. Lynch Blvd. Marlborough, MA	\$11.5M	59,667 sf and 62,224 sf	Fulcrum R.E. Ptrs and Atlantic Mgmt. Corp.	Fulcrum R.E. Ptrs and Atlantic Mgmt. Corp.	Fulcrum R.E. Ptrs and Atlantic Mgmt. Corp.	CLICK HERE
1010 West Chestnut St. Brockton, MA	\$5.25M	84,000 sf on 8.75 acres	NAI's Hunneman Capital Markets Group	NorthBridge Ptrs., LLC	NAI's Hunneman Capital Markets Group	CLICK HERE
16 Haverhill St. Suite 13 Andover, MA	—	—	ROI Corp.	Dr. Didie Watsop	ROI Corp.	CLICK HERE
96 Palmer Rd. Monson, MA	\$825,000	56,000 sf on 5.62 acres	King & Newton	3G Management, LLC	—	CLICK HERE
19-25 Maple St. and 2-16 Temple St. Springfield, MA	\$700,000	Apartments	King & Newton	Temple Property Group	—	CLICK HERE
300 Commercial St. Malden, MA	—	40,488 sf	Combined Props., Inc. (self)	Mystic Valley Elder Services	—	CLICK HERE
20 Lake St. Hopedale, MA	\$1.6M	19,800 sf and	Greater Boston Comm'l. Props.	—	—	CLICK HERE
252 John Dietsch Blvd. Milford, MA		9,832 sf on 1.84 acres	Greater Boston Comm'l. Props.	Paradise Metal Works	Paradise Metal Works	CLICK HERE
55 Bridge St. Manchester, NH	\$469,000	10,800 sf on .11 acre	Tinkham Realty	Riverview LLC	Tinkham Realty	CLICK HERE
716-718 Riverwood Dr. Pembroke, NH	\$800,000	—	Concord Comm'l. R.E.	Erch IV, LLC	Pierce Atwood	CLICK HERE
100 William Loeb Dr. Manchester, NH	—	50,730 sf	Stebbins Comm'l. Props.	Eagle Express	Danais Realty	CLICK HERE
Hampton Beach NH	—	107 rooms	Holliday Fenoglio Fowler L.P.	Linchris Hotel Corp.	Holiday Fenoglo Fowler L.P.	CLICK HERE
168 Saco Ave. Old Orchard Beach, ME	\$1.7M	11,749 sf on 5.217 acres	Cardente R.E.	Duffy's Tavern and Grill	—	CLICK HERE
28 Maple St. Portland, ME	—	1,100 sf	Cardente R.E.	Barney & Co. California LLC	—	CLICK HERE
30 Summer St. Winthrop, ME	—	78,475 sf	CBRE/ The Boulos Co.	AMI	—	CLICK HERE
192 Loudon Rd. Concord, NH	—	2,600 sf	Summit Realty Ptrs.	Dairy Queen	CBRE/N.E.	CLICK HERE
70 Franklin St. Boston	\$42.1M	85,977 sf	Newmark Grubb Knight Frank	Deka	—	CLICK HERE
350 Hopping Brook Rd. Holliston, MA	\$7.2M	106,250 sf on 12.78 acres	JLL	SEJACJ, LLC	New Dover Assoc., Inc.	CLICK HERE
25 Cottage Ave. Somerville 44 Clay St. Cambridge, MA	Total \$3.05M	Residential Units	Horvath & Tremblay	— —	— —	CLICK HERE
445 Cambridge St. Allston, MA	\$2M	5,406 sf	NAI Hunneman	—	TRB Realty	CLICK HERE
404 Wyman St. Waltham, MA	—	4,033 sf	Hobbs Brooks Mgmt.	Magenic	Avison Young	CLICK HERE
303 Wyman St. Waltham, MA	—	4,025 sf	Hobbs Brook Mgmt. LLC	Winslow Technology Group, LLC	Colliers	CLICK HERE

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101 Edgewater Dr. Wakefield, MA	—	5,565 sf	Hobbs Brook Mgmt. LLC	Front Four Group	WSA	CLICK HERE
401 Edgewater Pl. Wakefield, MA	—	3,350 sf	Hobbs Brook Mgmt. LLC	Knudsen, Burbridge & Manchur, PC	Cornerstone Advisory Services	CLICK HERE
401 Edgewater Pl. Wakefield, MA	—	8,434 sf	Hobbs Brook Mgmt. LLC	Regnante, Sterio & Osborne, LLP	Cushman & Wakefield	CLICK HERE
500 Edgewater Dr. Wakefield, MA	—	3,123 sf	Hobbs Brook Mgmt. LLC	Arcadis	JLL	CLICK HERE
500 Edgewater Dr. Wakefield, MA	—	6,093 sf	Hobbs Brook Mgmt. LLC	AI Foundry	WSA	CLICK HERE
500 Edgewater Dr. Wakefield, MA	—	10,039 sf	Hobbs Brook Mgmt. LLC	The Stowe Group	Carney & Co.	CLICK HERE
701 Edgewater Dr. Wakefield, MA	—	2,851 sf	Hobbs Brook Mgmt. LLC	Tigers USA Global Logistics	Burgess Props.	CLICK HERE
333 Quarry Rd. Milford, CT	—	13,434 sf	—	Hayward Turnstiles, Inc.	Angel Comm'l.	CLICK HERE
707 Main St. Norwell, MA	—	1,660 sf	Keliher R.E.	Door Knocker Diner	—	CLICK HERE
40 Summer St. Boston	—	5,848 sf	Perry Brokerage	The Panther Group/ Total Clinical Services	Newmark Grubb Knight Frank	CLICK HERE
280 Merrimack St. Lawrence, MA	—	8,300 sf	Lupoli Companies	Cambridge College	Lincoln Property Co.	CLICK HERE
2000 Plainfield Pike Cranston, RI	\$4.5M	250,000 sf on 19.5 acres	MG Comm'l. R.E.	Nach Realty Trust	NGKF - New York	CLICK HERE
9 Ninigret Ave. Westerly, RI	\$7.6M	9 bedroom residence	Lila Delman R.E. Int'l.	—	—	CLICK HERE
147 Bowen St. Providence, RI	\$1.207M	Historic House	Residential Props., Ltd.	—	Residential Props., Ltd.	CLICK HERE
1018 Waterman Ave. East Providence, RI	—	1,500 sf	Coldwell Banker Comm'l.	Micro Tech Staffing	Coldwell Banker Comm'l.	CLICK HERE
1850 Post Rd. Warwick, RI	—	207 room	Holliday Fenoglio Fowler, L.P.	Sarchi Group	—	CLICK HERE
535-545 Boylston St. Boston	\$100.5M	184,642 sf	NGKF Capital Markets	John Hancock R.E.	—	CLICK HERE
89 Whalen St., 17 Pierce Ave., 19 Pierce Ave. and 0 South St. Fitchburg, MA	\$2.5M	13,439 sf	Poirier Realty	Twin City Realty Trust	—	CLICK HERE
78 River St. Fitchburg, MA	\$550,000	18,000 sf on 2.4 acres	Poirier Realty	River Street Realty LLC	Local Boston Brokerage LLC	CLICK HERE
1 Water St. Haverhill, MA	\$15.6M	—	Arrowpoint Props. Burlington LLC	Arrowpoint Prop. Burlington LLC	—	CLICK HERE

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175 Paramount Dr. Raynham, MA	—	7,897 sf	Boston Colliers Int'l.	Charis Vision	NAI Hunneman	CLICK HERE
175 Paramount Dr. Raynham, MA	—	2,494 sf	Boston Colliers Int'l.	Solar City Corp.	Cushman & Wakefield	CLICK HERE
175 Paramount Dr. Raynham, MA	—	3,422 sf	Boston Colliers Int'l.	Bureau Veritas North America	Jones Lang LaSalle	CLICK HERE
16 Newhall St. Lynn, MA	\$6.1M	55 units	NAI Hunneman	M&M Glass Realty Co.	NAI Hunneman	CLICK HERE
322 West Main St. Tilton, MA	—	338 sf	James Cropsey Brokerage	Andrea Collins, Esq. Law Offices	—	CLICK HERE
808 Main St. Winchester, MA	—	4,700 sf	Northeast Comm'l. Realty	Koko Buodakian & Sons	—	CLICK HERE
99 Summer St. Boston	—	7,109 sf	JLL	Covington Assoc.	Cresa Boston	CLICK HERE
300 Soundview Ave. Fairfield, CT	\$755,500	3 family property	Pearce Comm'l. R.E.	17 Mile, LLC	Pearce Comm'l. R.E.	CLICK HERE
West Main St. New Britain, CT	\$4.725M	72 units	Chozick Realty	923 West Main St., LLC	—	CLICK HERE
158 Commerce St. East Haven, CT	\$1M	41,654 sf	The Geenty Group	Anthony Augliera, Inc.	The Geenty Group	CLICK HERE
340 Woodmont Rd. Milford, CT	\$2.425M	30,000 sf on 1.82 acres	Pearce R.E.	Winstanley Enterprises, LLC	Coldwell Banker Comm'l.	CLICK HERE
19 Elm St. New Haven, CT	\$1M	9,328 sf on .54 acre	Press/Cuozzo Comm'l. Services	MOD Equities, LLC	Press/Cuozzo Comm'l. Services	CLICK HERE
27 High St. New Haven, CT	\$900,000	3,678 sf on .09 acre	Seabury Hill Realtors	Pike Int'l.	Colonial Props.	CLICK HERE
207 Pitkin St. East Hartford, CT	—	8,100 sf	Colliers Int'l.	BioSafe Systems, LLC	Colliers Int'l.	CLICK HERE
260-284 Quarry Rd. Milford, CT	—	4,110 sf	Angel Comm'l.	—	—	CLICK HERE
Commerce Dr. Bridgeport, CT	—	2,160 sf	Fischer R.E.	Kostantino Electric Corp.	Fischer R.E.	CLICK HERE
4200 Main St. Bridgeport, CT	—	3,725 sf	Southpoint Group	AFC Urgent Care	Southpoint Group	CLICK HERE

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44-46 Border St. and 124 Elm St. Cohasset, MA	\$12.75M	54 rooms	Coldwell Banker Residential Brokerage	A&S Cohasset LLC and Chi, LLC	Coldwell Banker Residential Brokerage	CLICK HERE
47 Trumbull St. New Haven, CT	\$530,000	3,829 sf	Press/Cuozzo Comm'l. Services	4 Trumbull, LLC	Press/Cuozzo Comm'l. Services	CLICK HERE
471 Broadway Lynnfield, MA	\$3M	11,471 sf on 0.9 acre	Nordlund Assoc., Inc.	—	—	CLICK HERE
12 Parkwood Dr. Hopkinton, MA	\$2.93M	38,979 sf	Colliers In'tl. and Wheelock/ Novaya R.E. Ventures	AIS Development	—	CLICK HERE
70 Sleeper St. Boston	\$112.5M	136 room hotel	Holliday Fenoglio Fowler, L.P.	—	—	CLICK HERE
360 Alden Rd. Fairhaven, MA	—	5,820 sf on 34,170 sf	—	RAR Alden Rd. Realty, LLC	Coastal Com'l. R.E.	CLICK HERE
300 Crown Colony Dr. Quincy, MA	—		Newmark Grubb Knight Frank	Larson Allen and Forsythe	Newmark Grubb Knight Frank	CLICK HERE
2,300 Crown Colony Dr. Quincy, MA	—		Newmark Grubb Knight Frank	Murphy, Hesse, Toomey & Lehane, LLP	Newmark Grubb Knight Frank	CLICK HERE
2,300 Crown Colony Dr. Quincy, MA	—	 70,000 sf total	Newmark Grubb Knight Frank	Baker, Braverman & Barbadoro, PC	Newmark Grubb Knight Frank	CLICK HERE
2,300 Crown Colony Dr. Quincy, MA	—		Newmark Grubb Knight Frank	Work 'N' Gear	Newmark Grubb Knight Frank	CLICK HERE
2,300 Crown Colony Dr. Quincy, MA	—		Newmark Grubb Knight Frank	South Shore Plastic Surgery	Newmark Grubb Knight Frank	CLICK HERE
2,300 Crown Colony Dr. Quincy, MA	—		Newmark Grubb Knight Frank	Boston IVF	Newmark Grubb Knight Frank	CLICK HERE
813-815 Main St. Leominster, MA	\$370,000	2,982 sf on 0.55 acre	Poirier Realty	Bin Jaing and Ming Quin Chen	V&E Realty	CLICK HERE
104 Whalon St. Fitchburg, MA	\$90,000	1,057 sf	Poirier Realty	Dr. Robert Bates	Poirier Realty	CLICK HERE
104 Whalon St. Fitchburg, MA	\$113,001	1,254 sf	Poirier Realty	Dr. Anubha Sacheti	Poirier Realty	CLICK HERE
15 and 19 Congress St. Boston	—	54,461 sf	Related Fund Mgmt.	Related Beal	—	CLICK HERE
120 and 130 Worcester Rd. Framingham, MA	\$23.65M	103,069 sf hotel and restaurant on 5 acres	TRB Realty	—	TRB Realty	CLICK HERE
Cambridge St. and Brighton Ave. Allston, MA	\$13.5M	14,875 sf	Horvath & Tremblay	—	—	CLICK HERE

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165 Samoset St. Plymouth, MA	\$7.4M	13,821 sf on 1.6 acres	Horvath & Tremblay	55 Cherry Hill, LLC	Nordlund Assoc.	CLICK HERE
114 to 1162 Burnside Ave. East Hartford, CT	\$1.35M	32,000 sf on 4.53 acres	O,R&L Comm'l. LLC	B.N. Mahesh	O,R&L Comm'l. LLC	CLICK HERE
343 Main St. Salem, NH	\$1.25M	8,500 sf on 12.88 acres	Shea Comm'l. Props.	M&M Property, LLC	—	CLICK HERE
22 South Broadway Salem, NH	\$610,000	—	Shea Comm'l. Props.	5-9 Mill St. LLC	—	CLICK HERE
99 South Broadway Salem, NH	\$1.8M	—	Shea Comm'l. Props.	—	—	CLICK HERE
2335 Dixwell Ave. Hamden, CT	—	3,500 sf	Key Point Ptrs.	Plato's Closet	—	CLICK HERE
Farmington Rd. Rochester, NH	—	79,000 sf	Waterstone (self)	Market Basket	—	CLICK HERE
Commonwealth Ave. Boston	—	16,262 sf	The Grossman Cos.	Target Corp.	—	CLICK HERE
40 Boston Post Rd. Waterford, CT	—	20,000 sf	Lyman R.E.	Shoreline Super Liquors	—	CLICK HERE
580 Myles Standish Blvd. Taunton, MA	—	10,300 sf	NAI Hunneman	Needham Electric Supply	—	CLICK HERE
9 Merrill Industrial Dr. Hampton, NH	—	20,000 sf	The Kane Co.	Wellner USA, LLC	—	CLICK HERE
2000 Plainfield Pike Cranston, RI	\$4.5M	250,000 sf on 19.5 acres	NGKF-NY	Berkeley Acquisitions	MG Comm'l. R.E.	CLICK HERE
10 Liberty Way Franklin, MA	—	55,023 sf	Greater Boston Comm'l. Props.	Taylor Exhibition Services, Inc.	—	CLICK HERE