

New England Real Estate Journal

nererj

SALES AND LEASES

TRANSACTION

REPORT

FEBRUARY 2019

As published in the New England Real Estate Journal

MONTHLY SALES AND LEASE REPORT

As Reported In The New England Real Estate Journal

FEBRUARY 2019

ADDRESS	SALE PRICE	SIZE	REP. OF SELLER/LESSOR	BUYER/LESSEE	REP. OF BUYER/LESSEE
107 Audubon Dr. Wakefield, MA	\$17.5M	155,409 sf	Eastport Real Estate Services	Wakefield MCB, LLC	Eastport Real Estate Services
33 Sword St. Auburn, MA	\$4.45M	75,000 sf	The Stubblebine Co.	F.W.. Webb Co.	—
323 W. Fourth St. South Boston, MA	\$2.85M	3 units	Marcus & Millichap	—	—
560 E. Broadway South Boston, MA	\$1.515M	4 units	Marcus & Millichap	—	—
Arsenal Yards Watertown, MA	—	63,477 sf	Boylston Props.	SQZ Biotech	—
1500 Worcester Rd. Framingham, MA	\$485,000	5,560 sf	Greater Boston Commercial Properties	—	—
32-36 Milk St. Westboro, MA	\$407,500	3,900 sf	Greater Boston Commercial Properties	—	—
Bentley Commons Keene, NH	—	109 units	Institutional Property Advisors	—	Marcus & Millichap
1750 Elm St. Manchester, NH	—	29,430 sf	Brady Sullivan Properties	Dept. of Veterans Affairs	—
2 Commerce Dr. Bedford, NH	—	11,367 sf	Brady Sullivan Properties	Callogix	—
City Hall Plaza Manchester, NH	—	4,414 sf	Brady Sullivan Properties	Alumni Ventures Group	—
55 Walkers Brook Dr. Reading, MA	—	139,356 sf	Cushman & Wakefield	Joss Realty	Rubenstein/ Nordblom
10-14 Summer St. Salem, MA	\$4.26M	33 units	—	Spire Investments	—
Market Sq. Portsmouth, NH	\$4.25M	9,317 sf	Colliers Int'l.	J&S Investments LLC	Colliers Int'l.
99-101 Perimeter Rd. Nashua, NH	\$1.15M	—	Prolman Realty	—	Prolman Realty
286 Mast Rd. Goffstown, NH	\$205,000	—	Stebbins Commercial Properties	Donald Descoteaux	—
99 Middle St. Manchester, NH	—	4,575 sf	Stebbins Commercial Properties	57 Market Street Group LLC	—
548 Donald St. Bedford, NH	—	2,000 sf	Stebbins Commercial Properties	John Wigand	KW Commercial Real Estate
230 Waterman Dr. South Portland, ME	—	3,150 sf	—	Dr. Andre Couture and Lee Moehlenkanp	—
200 High St. Suite 1A Portland, ME	—	250 sf	Cardente Real Estate	Kristin Argelado Hurley	Cardente Real Estate

MONTHLY SALES AND LEASE REPORT

As Reported In The New England Real Estate Journal

FEBRUARY 2019

ADDRESS	SALE PRICE	SIZE	REP. OF SELLER/LESSOR	BUYER/LESSEE	REP. OF BUYER/LESSEE
Serenity 100 S. Huntington Ave. Boston, MA	\$123.25M	195 units	Newman Knight Frank	Oxford Properties Group	—
61 Industrial Park Rd. Middletown, CT	\$395,000	7,500 sf	Trevor Davis Commercial Real Estate	Accurate Logistics, LLC	NAI James E. Hanson
733 Washington St. Middletown, CT	\$100,000	.3 acre	Trevor Davis Commercial Real Estate	733 Washington Street Middletown, LLC	Trevor Davis Commercial Real Estate
392 Washington St. Middletown, CT	\$430,000	7,140 sf	Trevor Davis Commercial Real Estate	392 Washington Street Middletown, LLC	Trevor Davis Commercial Real Estate
37 Depot St. Merrimack, NH	\$245,000	3,760 sf	Stebbins Commercial Properties	Yong Feng Lui	KW Metropolitan
645 Summer St. Boston, MA	—	37,500 sf	CBRE	Akouos	CBRE
30 Federal St. Salem, MA	\$750,000	5,796 sf	Herrick Lutts Realty Partners	—	Herrick Lutts Realty Partners
45 Hull Shore Dr. Hull, MA	—	107 rooms	Holliday Fenoglio Fowler	Newport Hotel Group	Holliday Fenoglio Fowler
10 and 12-14 Summer St. Salem, MA	\$3.74M	28 units	Horvath & Tremblay	—	—
10 Memorial Blvd. Providence, RI	\$71M	202,096 sf	Newmark Knight Frank	Tritower Financial Group	Hayes & Sherry
Mainstay Hotel 151 Admiral Kalbfus Rd Newport, RI	\$14.34M	200 room	Lila Delman Real Estate	—	Lila Delman Real Estate
199-205 Grand Ave. Cranston, RI	\$360,000	3 units	KW Elite Commercial Realty	—	—
Chapel Hill 10 Diamond Hill Rd. Cumberland, RI	—	—	Greystone Real Estate Advisors	GMF Capital and Meridian Senior Living	—
Smithfield Woods 171 Pleasant View Ave. Smithfield, RI	—	—	Greystone Real Estate Advisors	GMF Capital and Meridian Senior Living	—
833 Willet Ave. East Providence, RI	\$390,000	4,800 sf	—	Robert and Meghan Haskel	Keller Williams Leading Edge
670-710 Narragansett Park Drive Pawtucket, RI	—	64,000 sf	CBRE	Legacy Gansett LLC	CBRE

MONTHLY SALES AND LEASE REPORT

As Reported In The New England Real Estate Journal

FEBRUARY 2019

ADDRESS	SALE PRICE	SIZE	REP. OF SELLER/LESSOR	BUYER/LESSEE	REP. OF BUYER/LESSEE
341 Newbury St. Boston, MA	\$51M	49,000 sf	The Dartmouth Co.	—	The Dartmouth Co.
575 West St. Mansfield, MA	—	45,000 sf	Colliers Int'l.	Advantage Sales and Marketing	JLL
575 West St. Mansfield, MA	—	96,000 sf	Colliers Int'l.	Samsonite	CBRE
20 Cabot Blvd. Mansfield, MA	—	23,000 sf	Colliers Int'l.	Framatome	Cushman & Wakefield
65 Network Dr. Burlington, MA	—	46,668 sf	Newmark Knight Frank	Stantec	JLL
5 Branch St. Methuen, MA	—	48,325 sf	Brooks Properties	Dana Farber Cancer Institute	Cushman & Wakefield
Hallett St. Bridgeport, CT	\$3.6M	52 units	United Multi Family	—	—
67 & 71 Henry St. Stamford, CT	—	28 units	United Multi Family	—	—
456 Main St. Monroe, CT	\$1.5M	1 acre	Fischer Commercial Real Estate	Jambs, LLC	Fischer Commercial Real Estate
5 Wisconsin Ave. Norwich, CT	—	91,132 sf	Lyman Real Estate	S&S Worldwide	Colliers Int'l.
21 Business Park Dr. Branford, CT	\$2.63M	72,000 sf	—	Corner Properties, LLC	The Geenty Group
Black Rock Plaza 3400 Fairfield Ave. Bridgeport, CT	\$1.925M	28,200 sf	Horvath & Tremblay	—	Horvath & Tremblay
265 East Ave. Norwalk, CT	\$671,000	3,652 sf	Horvath & Tremblay	—	—
31 Wooster St. Danbury, CT	\$550,000	3,408 sf	Horvath & Tremblay	—	—
500 Captain Neville Dr. Waterbury, CT	—	2,200 sf	Godin Property Brokers	Cives Corp.	Matthew Comercial Properties
249 Danbury Rd. Wilton Wellness Center Wilton, CT	—	50,000 sf	Avison Young	Conn. IV Infusion Center	Cushman & Wakefield
Westport Center for Health 323-329 Riverside Ave. Westport, CT	\$18.75M	38,000 sf	Newmark Knight Frank	Healthcare Trust of America, Inc.	—

MONTHLY SALES AND LEASE REPORT

As Reported In The New England Real Estate Journal

FEBRUARY 2019

ADDRESS	SALE PRICE	SIZE	REP. OF SELLER/LESSOR	BUYER/LESSEE	REP. OF BUYER/LESSEE
145 Main St. Norwalk, CT	—	8,554 sf	HK Group	MRI Premium Distribution Services	—
405 Main St. West Haven, CT	\$1.97M	18,728 sf	Pearce Commercial	Cocolorus Properties, LLC	Pearce Commercial
One Dock St. Stamford, CT	—	2,392 sf	Newmark Knight Frank	Amherst Pinpoint	Newmark Knight Frank
One Dock St. Stamford, CT	—	3,496 sf	Newmark Knight Frank	DXT Commodities	Cushman & Wakefield
One Dock St. Stamford, CT	—	1,608 sf	Newmark Knight Frank	Six One Commodities	—
One Dock St. Stamford, CT	—	1,304 sf	Newmark Knight Frank	G3 Architects	Cushman & Wakefield
93 Campbell Ave. Waterbury, CT	—	1,500 sf	Colonial Properties	Charlie and James Place	—
843 Hamilton Ave. Waterbury, CT	—	8,000 sf	Colonial Properties	Practical Self Defense Training	—
109 Boston Post Rd. Orange, CT	—	2,000 sf	Colonial Properties	Coastal Medical Supply	—
912 Old Colony Rd. Meriden, CT	\$443,000	18,200 sf	Press/Cuozzo	DFC of 912, LLC	Press/Cuozzo
1280 Stratfield, Rd. Fairfield, CT	\$1.45M	9,612 sf	—	Summit Development LLC	Angel Commercial
Hilltop Ridge and The Highlands Apartments at Washington Park Manchester, NH	\$88.5M	640 units	CBRE	The DSF Group	CBRE
396 Commonwealth Ave. Boston, MA	\$1.95M	2,310 sf	Keliher Real Estate	Alpha Wealth Management	—
Two Financial Center Boston, MA	—	120,500 sf	Lincoln Property Group	KPMG LLP	Cushman & Wakefield
Hampton Inn & Suites Providence/Smithfield 945 Douglas Pike Smithfield, RI	—	101 room	Holliday Fenoglio Fowler	Excel Group	Holliday Fenoglio Fowler
72 Camp Ave. Stamford, CT	\$4.875M	33,822 sf	—	132 Jamaica Ave. Realty Corp.	Angel Commercial
135 Commerce Way Portsmouth, NH	—	19,000 sf	CRESA Partners	Novocure	Colliers Int'l.

MONTHLY SALES AND LEASE REPORT

As Reported In The New England Real Estate Journal

FEBRUARY 2019

ADDRESS	SALE PRICE	SIZE	REP. OF SELLER/LESSOR	BUYER/LESSEE	REP. OF BUYER/LESSEE
Eastway Plaza Brockton, MA	\$3.1M	—	Waldman and Associates	—	KW Commercial
100 Cummings Center Beverly, MA	—	12,000 SF	Cummings Props.	Sciessent LLC	Cummings Props.
River City Shopping Center Waltham, MA	\$19.25M	131,000 sf	JLL	—	—
Morrisville Plaza Morrisville, VT	\$875M	104,178 sf	Horvath & Tremblay	—	—
1003-1007 High Ridge Rd. Stamford, CT	\$5.527M	8,989 sf	Marcus & Millichap	—	—
110 Boston Post Rd. Westbrook, CT	—	5,400 sf	Lyman Real Estate	G and R Management Group	—
Maynard Crossing Maynard, MA	—	70,000 sf	Capital Group Properties and SRA Real Estate Partners	Market Basket	—
17 Tokeneke Rd. Darien, CT	\$965,000	3,438 sf	Angel Commercial	—	—
Wayside Burlington, MA	—	16,465 sf	Wilder	Oak Furnitureland	—
Hannaford Supermarket Plaza Exeter, NH	—	2,486 sf	Summit Realty Partners	Newburyport Five Cents Savings	—
493-495 Amherst St. Nashua, NH	—	3,672 sf	Summit Realty Partners	Spenga	Newmark Knight Frank
Northgate Plaza Portland, ME	—	1,700 sf	Summit Realty Partners	Sports Clips	Lerner Real Estate
49 Jackson St. Methuen, MA	—	1,649 sf	Summit Realty Partners	Excel Dental	—
One Beachmont Revere, MA	—	1,100 sf	—	Fetch	—
Arsenal Yards Watertown, MA	—	3,017	Wilder	Tender Greens	—