

# MONTHLY SALES AND LEASE REPORT

## New England Real Estate Journal

*As Reported In The New England Real Estate Journal*

Seller/ Lessor	Rep. Seller	Buyer/ Lessee	Rep. of Buyer	Address	Sales Price	Size	Property Type	Sale/ Lease
Beta Nominee Trust	The Conrad Group	Suffolk Advisors	—	1000 Wearguard Dr., Hanover, Mass.	\$8.5 million	229,000 s/f	commercial	sale
Fourth Ave. Realty Trust	Grubb & Ellis	SLD Wells, LLC	Boston Commercial Properties, Inc.	159 Wells Ave., Newton, Mass.	\$5 million	50,000 s/f	commercial	sale
Brophy Randolph, LLC	Nordblom Corfac International	Zip Ship Realty, LLC	—	One Credit Union Way, Randolph, Mass.	\$3.6 million	47,336 s/f	office	sale
Wakefield Investments, Inc.	Trammell Crow	Arkopharma, LLC	Meredith & Grew	200 Research Dr., Wilmington, Mass.	—	33,500 s/f	commercial	lease
United Properties Group	T.R.B. & Associates	Cardio Fit, LLC	—	425 Talcottville Rd., Vernon, Conn.	\$1.5 million	37,700 s/f	retail	sale
—	Equitable Real Estate	MFG Electronics	Hunneman Commercial	70 Treble Cove Rd., Billerica, Mass.	—	8,000 s/f	commercial	lease
The Flatley Company	The Flatley Company	One to One Agency	Boston Realty Advisors	529 Main St., Charlestown, Mass.	—	13,191 s/f	office	lease
Multi-Employer Property Trust	Trammell Crow	Lockheed Martin	Spaulding & Slye	35 Corporate Dr., Burlington, Mass.	—	12,730 s/f	office	lease
Jelric Realty Trust	O'Brien Commercial Properties	Vertical Communications, Inc.	—	8-18 Avenue E	—	20,000 s/f	commercial	lease
Saint Ives Trust	United Multi-Family Real Estate Services	Kuei Liu-Wei and Kuo Nan-Wei	—	17-23 Chandler St., Worcester, Mass.	\$2.65 million	44 units	residential	sale
Eagle Storage	Winsor Brook Property Advisors	Storage Direct	The Norwood Group	Bow, Dover, Ossipee, Raymond, Somersworth & Wakefield, N.H.	\$9 million	1,342 units	commercial	sale
Lance Lewellyn	Hickok & Boardman	New England Counseling & Trauma Center	Pomerleau Real Estate	52 Wentworth Dr., Williston, Vt.	—	2,900 s/f	office	lease
—	Pomerleau Real Estate	Temperature Control	—	5 Andrew Ave., Essex, Vt.	—	1,800 s/f	—	lease
JTLKTX, Inc.	Prolman Realty, Inc.	Boulder Net Lease Funds, LLC	—	1617 Southwood Dr., Nashua, N.H.	\$6.7 million	48,000 s/f 9.96 acres	office	sale
Leigh Joy Realty, LLC	Shea Commercial Properties, Inc.	Northeast Marble	Shea Commercial Properties, Inc.	4 Wndham Depot Rd., Derry, N.H.	—	6,750 s/f	commercial	lease
—	—	Brady Sullivan Props.	—	471 Silver St., Manchester, N.H.	\$3.2 million	32 units	residential	sale
—	—	Red Oak Property Management, Inc.	—	521 Pine St. and 124 Orange St., Manchester, N.H.	\$2.5 million	51 units	residential	sale
Rochester Industrial Real Estate, LLC	CB Richard Ellis/The Boulos Co.	American Postal Workers, ABA	Realty Executives of the Seacoast	16 & 36 Industrial Way, Rochester, N.H.	\$322,400	6,200 s/f	office	sale
Allen Brook Dev. Inc.	Redstone Commercial Group	Williston Publishing & Promotions, Inc.	J.L. Davis Realty	300 Cornerstone Dr., Williston, Vt.	—	3,200 s/f	commercial	lease
One Dow Court, Inc.	Tower Realty Group	Citadel Computer Corp.	—	150 Dow St., Manchester, N.H.	—	24,000 s/f	office/ commercial	lease
Centervale Farm Antiques	—	Ram Management Co.	—	Rte. 1, Portland, Me.	—	18,000 s/f on 6.5 acres	office	sale
Campanelli Investment Properties	Spaulding & Slye	Inland Western Retail Real Estate Trust	Inland Real Estate Acquisitions, Inc.	Rte. 15, Bangor, Me.	—	18,000 s/f on 6.5 acres	retail	sale
Marjorie Needham	Valentine & Scanlon	26 So. Main St., LLC	Sovereign Realty	26 South Main St., Derry, N.H.	\$726,000	11 units	residential	sale
BIC	Coldwell Banker Commercial NRT Corp.	MDC Milford Assoc. (Mountain Dev. Corp.)	Coldwell Banker Commercial NRT Corp.	500 BIC Dr., Milford, Conn.	\$14 million	625,000 s/f on 34 acres	office/ commercial	sale
3127 Berlin Tpke. Associates, LLC	Londregan Commercial Real Estate Group	Ritz Camera Centers, Inc.	John Elias Realty	899 Boston Post Rd., Old Saybrook, Conn.	\$1.4 million	12,888 s/f	retail	sale
Sara Associates, LLC	Marcus & Millichap	CLS-Norwalk, LLC	Marcus & Millichap	162-64 Coe Ave., East Haven, Conn.	\$2.875 million	40 units	residential	sale
Vincent & Anthony DePaola	Levey Miller Maretz	—	—	127 Middletown Ave., North Haven, Conn.	—	1,920 s/f	retail	sale
Griffin Land	—	New England Typographical Services, Inc.	Sentry Commercial Real Estate Services	206 West Newberry Rd., Bloomfield, Conn.	—	9,765 s/f	commercial	lease

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JFM Machine Co.	Mathews Commercial Properties	Cooper New England Sales, Inc.	Coldwell Banker Commercial	38 Lancaster Dr., Beacon Falls, Conn.	\$1.132 million	14,500 s/f on 2.2 acres	commercial	sale
Valcor Communications, LLC	Conn. Commercial Realty	New Renaissance, LLC	Conn. Commercial Realty	551-55 N. Main St., Norwich, Conn.	\$145,500	—	residential/ retail	sale
D'Amato Investments, LLC	The Geenty Group	Hartford Cordage & Twine Co.	The Geenty Group	132 Pepes Farm Rd., Milford, Conn.	—	800 s/f	commercial	lease
TMC West Haven, LLC	George Smith & Son Comm'l. & Inv. R.E.	Integrated Petroleum Equipment Co.	Colonial Realty	400 Frontage Rd., West Haven, Conn.	—	26,000 s/f	commercial	lease
D'Amato Investments, LLC	The Geenty Group	An Up & Down Overhead Door Co., LLC	The Geenty Group	181 Research Dr., Milford, Conn.	—	—	office	lease
Seca, LLC	Sentry Commercial R.E. Services, Inc.	Space Tool & Machine Co.	Sentry Commercial R.E. Services, Inc.	130 Commerce Way, So. Windsor, Conn.	\$390,000	6,600 s/f	commercial	sale
DHL Holdings USA, Inc.	CB Richard Ellis	The Nielsen Co. and RJC Management, LLC	—	20 Tokeneke Rd., Darien, Conn.	\$6.4 million	—	office	sale
9 Bettswood Associates	Vidal/Wettenstein	—	AMC Advisors	9 Bettswood Rd., Norwalk, Conn.	\$650,000	4,800 s/f	office	sale
—	—	Gerald Metals	Choyce Peterson, Inc.	680 Washington Blvd., Stamford, Conn.	—	36,720 s/f	commercial	lease
Cabot, Cabot & Forbes	Cushman & Wakefield	Invesco Real Estate	—	55 Cambridge Pky., Cambridge, Mass.	\$113 million	276,148 s/f	office	sale
Jong Soo Lee & Linda Lee	The Norwood Group, Inc.	J. Trost Enterprise, LLC	Prudential Verani Realty	167 Elm St., Manchester, N.H.	\$475,000	4,800 s/f	retail	sale
GID Investment Advisers, LLC	CB Richard Ellis/NE	Fairfield Residential, LLC	—	Rtes. 372 and 3, Middletown, Conn.	\$73.25 million	518 units on 31.296 acres	residential	sale
Corliss Pratt	J.L. Davis Realty	Champlain Comm'l. Properties Investment Group, LLC	—	85 Prim Rd., Colchester, Vt.	—	1,300 s/f	office	sale
Southbury Operating Partners	Optimum Hotel Brokerage	Northstar Hotels	—	Southbury, Conn.	—	200 rooms	residential	sale
Winstanley Enterprises, Inc.	Meredith & Grew	Carruth Capital, LLC	—	12 Alfred St., Woburn, Mass.	\$5.3 million	49,900 s/f	office	sale
—	Cushman & Wakefield, R.I.	Concord Property Mgmt. and Citigroup Property Investors	Citigroup Property Investors	196 Baker Ave., Concord, Mass.	\$5 million	46,339 s/f	office	sale
Hauke Building Supply, Inc.	White & Associates	Body LeBronze	—	North Ave., Burlington, Vt.	—	1,800 s/f	retail	lease
Eastbrook Towers, LP	Marcus & Millichap	Eastbrook Towers, LLC	Marcus & Millichap	40 Cumberland Dr. and 80 Simmons Rd., East Hartford, Conn.	\$4.215 million	84 units	residential	sale
80 Central St., LLC	Richards Barry Joyce & Partners	Broadbus Tech. National Grid Wireless	RBJ & Partners CB Richard Ellis/ New England	80 Central St., Boxborough, Mass.	—	49,000 s/f 21,677 s/f	office	lease
The Grossman Cos.	The Grossman Cos.	Harvard Vanguard Medical Assoc., Inc.	The Grossman Cos.	150 Grossman Dr., Braintree, Mass.	—	2,800 s/f	office	lease
Woodland Realty Trust	Klemmer Associates	Merrimack Education Center, Inc.	Stubblebine Co.	248 Boston St., Topsfield, Mass.	\$1.155 million	15,000 s/f on 4 acres	commercial	sale
Atlantic Mgmt. Corp.	CB Richard Ellis/ New England	AMB Property Corp.	CB Richard Ellis/ New England	675 Canton St., Norwood, Mass.	—	345,026 s/f	commercial	sale
Warren Street Trust	United Multi Family Real Estate Services	Andrew Perkins	United Multi Family Real Estate Services	22 Warren St., Lynn, Mass.	\$1.527 million	21 units	residential	sale
Peter Central, LLC	R.W. Holmes Realty	Technical Products	R.W. Holmes Realty	31 Willow Rd., Ayer, Mass.	—	10,500 s/f	commercial	lease
Everest Partners	Everest Partners	Evergreen Solar	Cresa Partners	257 Cedar Hill St., Marlborough, Mass.	—	20,100 s/f	commercial	lease
FPK Realty, LLC	R.W. Holmes Realty	Vision Appraisal Technology	Trammell Crow Co.	44 Bearfoot Rd., Northborough, Mass.	—	15,250 s/f	office	lease
New Boston Fund	Meredith & Grew	RREEF America, LLC	—	Two Executive Dr., Chelmsford, Mass.	\$11.05 million	113,880 s/f	office	sale

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The Blue Angel Realty Trust	The Stubblebine Co.	The Richmond Co.	—	23 Concord St., Wilmington, Mass.	\$1.6 million	10,000 s/f	office/ commercial	sale
Brickstone Properties	Cushman & Wakefield	JP Morgan Asset Management	Cushman & Wakefield	Minuteman Park, Andover, Mass.	—	950,000 s/f	office	sale
Roman Catholic Archdiocese of Boston	Meredith & Grew	CEA Group	—	Brimbal Ave., Beverly, Mass.	\$2.26 million	6.5 acres	land	sale
BPG Properties, Ltd.	Meredith & Grew	Anacomp	Spaulding & Slye	Rte. 93 at Rte. 125, Wilmington, Mass.	—	18,792 s/f	office	lease
BPG Properties, Ltd.	Meredith & Grew	Security Innovations	Meredith & Grew	Rte. 93 at Rte. 125, Wilmington, Mass.	—	4,959 s/f	office	lease
BPG Properties, Ltd.	Meredith & Grew	Fiserv	CB Richard Ellis	Rte. 93 at Rte. 125, Wilmington, Mass.	—	5,238 s/f	office	lease
Calif. State Teachers Retirement	CB Richard Ellis	Radstone Technology	Boston Realty Advisors	296 Concord Rd., Billerica, Mass.	—	12,356 s/f	office	lease
Crossharbor Capital Partners	Trammell Crow	Tissue Science Laboratories	Hunneman Commercial	One Andover Tech. Center, Andover, Mass.	—	5,500 s/f	commercial	lease
Whitecliff Manor Realty Trust	Nordblom Corfac International	Flynn Reynolds Agency Light River Technologies, Inc.	Nordblom Corfac International	1051-53 East St., Tewksbury, Mass.	—	4,032 s/f 5,156 s/f	commercial	lease
Equitable Real Estate	Equitable Real Estate	MFG Electronics	Hunneman Commercial	70 Treble Cove Rd., Billerica, Mass.	—	8,000 s/f	commercial	lease
Roman Catholic Archdiocese of Boston	Jack Conway & Co.	Jamaica Plain Neighborhood Dev't. Corp. and New Atlantic Development Corp.	—	361 Centre St., Jamaica Plain, Mass.	\$6.025 million	71,811 s/f on 3.1 acres	residential/ retail	sale
—	—	Ercolini & Co., LLP	Diversified Project Management	101 Arch St., Boston	—	13,500 s/f	office	lease
TIAA CREF and SITQ Immobilier	CB Richard Ellis/NE	Interactive Offices Worldwide	Trammell Crow Co. and J.J. Barnicke	One Boston Place, Boston	—	19,500 s/f	office	lease
TIAA CREF and SITQ Immobilier	CB Richard Ellis/NE	Cypress Tree Investment Mgmt.	Cushman & Wakefield	One Boston Place, Boston	—	13,800 s/f	office	lease
TIAA CREF and SITQ Immobilier	CB Richard Ellis/NE	Keystone Associates	Trammel Crow Co.	One Boston Place, Boston	—	10,300 s/f	office	lease
TIAA CREF and SITQ Immobilier	CB Richard Ellis/NE	Wolf, Block Schorr & Solis-Cohen	Meredith & Grew	One Boston Place, Boston	—	8,200 s/f	office	lease
TIAA CREF and SITQ Immobilier	CB Richard Ellis/NE	Government of Quebec	Cushman & Wakefield	One Boston Place, Boston	—	4,800 s/f	office	lease
Manulife Financial	Spaulding & Slye	Gordon Bros. Group	Cushman & Wakefield	101 Huntington Ave., Boston	—	44,000 s/f	office	lease
Copley Investment Companies	Copley Investment Companies	William Raveis R.E. & Home Services	Boston Realty Advisors	277-81 Dartmouth St., Boston	—	3,616 s/f	office	lease
Union Wadding Co.	Rodman Real Estate, Inc.	First National Development of Conn.	—	125 Goff Ave., Pawtucket, R.E.	\$1.3 million	328,000 s/f	residential/ commercial	sale
Light Industrial Realty	CB Richard Ellis/NE	Maley Laser Processing	—	1515 Elmwood Ave., Cranston, R.I.	—	32,070 s/f	commercial	lease
Quebeck World, USA	CB Richard Ellis/NE	V.P.I. Packaging	—	60 Delta Dr., Pawtucket, R.I.	—	45,000 s/f	commercial	lease
Plan Way Properties	CB Richard Ellis/NE	New England Surfaces	—	33 Plan Way, Warwick, R.I.	—	10,000 s/f	office/ commercial	lease
Cumberland Crossing, LLC	CB Richard Ellis/NE	100 Crossing Dr. Apartments Investors, LLC	The Dolben Co.	Mendon Rd., Cumberland, R.I.	—	288 units	residential	sale
FTF Partnership, Ltd.	United Multi Family Real Estate Services	SVS Realty	—	50-54 Exchange St., Pawtucket, R.I.	\$475,000	11 units	residential	sale
P & R Realty	Prudential Gammons Realty	Anchor Federal Credit Union	—	35 Veterans Memorial Pkwy., Warwick, R.I.	\$1.025 million	3,300 s/f on 1.5 acres	retail	sale
Ashtech Realty Corp.	R.W. Holmes Realty	Calare Properties	R.W. Holmes Realty	200 Homer Ave., Ashland, Mass.	\$9.8 million	311,000 s/f	office	sale

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Caruso Northgate Corp.	David Boyarsky (DAB Brokerage)	—	—	Lantern St., Revere, Mass.	\$18.5 million	215 units	residential	sale
BPG Properties, Ltd. Apartments	Cushman & Wakefield of Mass.	The Davis Cos.	—	1210-30 Washington St., Boston	\$16.55 million	89,931 s/f	office	sale
Park Development Group	Richards Barry Joyce & Partners	Sepracor, Inc.	Trammell Crow Co.	111 Locke Dr., Marlboro, Mass.	—	71,145 s/f	office	lease
Northland Investment Corp.	Richards Barry Joyce & Partners	Sepracor, Inc.	Trammell Crow Co.	33 Locke Dr., Marlboro, Mass.	—	25,000 s/f	office	lease
The Barletta Family	Meredith & Grew	Hellenic College	—	156 Prince St., Brookline, Mass.	\$5.4 million	6.9 acres	land with house	sale
Davis Property Group	Ron Davis	Glenn Miller and Charlene DeAngelis	The Conrad Group	11 Commerce Dr., Rockland, Mass.	\$4.2 million	55,000 s/f bldg. - 4 acres	retail	sale
Archdiocese of Boston	Hunneman Commercial	Chelsea Residential Property Group, LLC	—	Chelsea, Mass.	\$3.3 million	60,000 sf in 3 bldgs.	residential	sale
Two Grove, LLC (The Maggiore Group)	New Dover Associates, Inc.	Hudson Home Health Care	Sperry Van Ness/Comvest Realty Services, Inc.	157 Grove St., Franklin, Mass.	—	6,811 s/f	office/commercial	lease
MPA Realty Trust of Boston	Thompson Doyle Hennessey & Stevens	Technest Holdings, Inc.	Boston Realty Advisors	1 McKinley Sq., Boston	—	2,079 s/f	office	lease
C.G. Realty Trust	Keliher R.E., Inc.	Barros Partnership, LLC	—	475 Dudley St., Roxbury, Mass.	\$525,000	7,650 s/f	residential/retail	sale
—	Vidal/Wettenstein, LLC	DiSanto Technology	Vidal/Wettenstein, LLC.	72 Camp Ave., Stamford, Conn.	\$2.9 million	25,000 s/f on 5 acres	commercial	sale
Susan & Chip Curtain	Levey Miller Maretz Realtors	Rosa and Robert Capone	Michael Gordon	55 West Main St., Clinton, Conn.	\$345,000	2,000 s/f	retail	sale
SDG Realty, LLC	Sentry Comm'l R.E. Services	Nikes, LLC	Sentry Comm'l. R.E. Services	110 Batson Dr., Manchester, Conn.	—	20,200 s/f	commercial	sale
Rexam Cosmetic Packaging	Matthews Commercial Properties	Screen-Tech, Inc.	Matthews Commercial Properties	230 Ella Grasso Ave., Torrington, Conn.	\$875,000	45,300 s/f	commercial	sale
Screen-Tech, Inc.	Matthews Commercial Properties	JRD Properties	Matthews Commercial Properties	55 DiNunzio Rd., Watertown, Conn.	\$665,000	5,200 s/f on 4.1 acres	commercial	sale
1 Park Ridge Rd., LLC	Goodfellow Ashmore	ComNet Communications	Coldwell Banker Commercial/Scalzo Group	Berkshire Corporate Park, Bethel, Conn.	—	10,000 s/f	office	lease
Captiva, LLC	The Geenty Group	Harlaco Associates	Century 21 Access America	765 East Main St., Branford, Conn.	—	1,000 s/f	office	lease
Sasco Commerce, LLC	HK Group	Sandoval's of Bridgeport, LLC	HK Group	1901 Commerce Dr., Bridgeport, Conn.	\$1.2 million	22,500 s/f	commercial	sale
Jobar Realty	R. Calabrese Agency, LLC	—	Excess Space Retail Services	Ansonia, Conn.	\$290,00	—	retail	sale
Fair Oaks Center	R. Calabrese Agency	Aaron's Rental	—	Wolcott Rd., Waterbury, Conn.	—	7,200 s/f	retail	lease
Pinnacle Real Estate	The Stubblebine Co.	Equity Industrial Properties	The Stubblebine Co.	90 Moosup Rd., Plainfield, Conn.	\$950,000	549,000 s/f on 26 acres	commercial	sale
Belponti Associates	CB Richard Ellis of Conn.	Allstate Insurance Co.	CB Richard Ellis of Chicago	2319 Whitney Ave., Hamden, Conn.	—	10,000 s/f	office	lease
Padula, LLC	The Geenty Group	Royal Closet Co., Inc.	The Geenty Group	53 East Industrial Rd., Branford, Conn.	—	—	commercial	lease
Cynthia Bars	Remax East of the River	Evaristo Insurance Agency	Conn. Commercial Realty	304 Somers Rd., Ellington, Conn.	\$317,145	4,000 s/f	retrail	sale
—	Levey Miller Maretz	General Transportation Services	The Geenty Group	425 So. Cherry St., Wallingford, Conn.	—	35,000	commercial	lease
Parkway Realty Associates	Levey Miller Maretz	A&D Health Solutions	Levey Miller Maretz	Wilbur Cross Commons Business Park, Wallingford, Conn.	—	—	office	lease
AT&T	W&M	Multiple Myeloma Research	W & M	MerrittView, Norwalk, Conn.	—	4,303 s/f	office	lease

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NFA Corp.	Motyka Real Estate, Inc.	Synergy Development, LLC	Motyka Real Estate, Inc.	1-11 Webster Ave., Chelsea, Mass.	\$775,000	52,533 s/f	commercial	sale
Winstanley Enterprises	CB/Richard Ellis	Lincoln Educational Services Corp.	Kane R.E. Services and Cushman & Wakefield	8 Progress Dr., Shelton, Conn.	—	46,600 s/f	office	lease
Michael Sobon	United Multi Family Real Estate Services	Warren & Karen Marsh	—	17-23 Winsor St., Ludlow, Mass.	\$1.5 million	23 units	residential	sale
Brookfield Properties	Richards Barry Joyce & Partners	Fidelity Investments	Trammell Crow Co.	53 State St., Boston	—	169,943 s/f	office	sale
Brookfield Properties	Richards Barry Joyce & Partners	Goodwin Procter, LLP	McCall & Almy	53 State St., Boston	—	39,666 s/f	office	lease
Brookfield Properties	Richards Barry Joyce & Partners	Reuters America	Tishman R.E. Services	53 State St., Boston	—	24,831 s/f	office	lease
Brookfield Properties	Richards Barry Joyce & Partners	The Blackstone Group Realty	CB Richard Ellis	53 State St., Boston	—	6,358 s/f	office	lease
Brookfield Properties	Richards Barry Joyce & Partners	Thomson/West Services	Cushman & Wakefield	53 State St., Boston	—	6,155 s/f	office	lease
Brookfield Properties	Richards Barry Joyce & Partners	Delaware Investments	Grubb & Ellis	53 State St., Boston	—	4,816 s/f	office	lease
Brookfield Properties	Richards Barry Joyce & Partners	The Tron Group	Meredith & Grew	53 State St., Boston	—	4,674 s/f	office	lease
Ste-Vin Realty Trust	Parsons Commercial Group	Chaves HVAC	R.W. Holmes Realty	15 Bonazzoli Ave., Hudson, Mass.	\$1.275 million	17,000 s/f	office/ commercial	sale
Cummings Properties	Cummings Properties	AP Wagner, Inc.	Thompson Doyle Hennessey & Stevens	32 Cummings Park, Woburn, Mass.	—	5,078 s/f	office	lease
Joanne Yarema	Poirier Realty	34 Mohawk Realty Trust	—	34 Mohawk Dr., Leominster, Mass.	\$300,000	5,400 s/f	commercial/ office	sale
—	A&D Realty	Quality FAB	Poirier Realty	0 Sawyer Pass Way, Fitchburg,	\$319,000	7,200 s/f	commercial	sale
Meritage Properties	Spaulding & Slye Colliers	Desman Associates	Boston Realty Advisors	18 Tremont St., Boston	—	2,572 s/f	office	lease
RP/Saracen Properties	Spaulding & Slye	Rhytec, Inc.	Trammell Crow Co.	130 Turner St., Waltham, Mass.	—	32,000 s/f	office	lease
—	—	Preserver Group	CB Richard Ellis/ The Boulos Co., LLC	Bedford Farms, Bedford, Mass.	—	3,372 s/f	office	lease
Mass. Institute of Technology	Meredith & Grew	New England Healthcare Institute	Meredith & Grew	One Broadway, Cambridge, Mass.	—	4,400 s/f	office	lease
S.B. Rink Realty & Construction	Wluka Real Estate Corp.	Baybax Partners, LLC	Wluka Real Estate Corp.	1044 Central St., Stoughton, Mass.	\$720,000	8,800 s/f	office	sale
Everest Partners	Cushman & Wakefield	ABB, Inc.	Pinto Real Estate	124 Grove St., Franklin, Mass.	—	1,800 s/f	office	lease
—	Paramount Properties	Lehigh Realty	Paramount Properties	10-14 Almeida Ave., East Providence, R.I.	\$1.8 million	46,000 s/f	commercial	sale
Blake Henderson	Paramount Properties	Systems Resource Management	—	42 Valley Rd., Middletown, R.I.	—	5,800 s/f	office	lease
Preferred Real Estate Investments	Preferred Real Estate Investments	YMCA	—	537 Pleasant St., Attleboro, Mass.	—	28,217 s/f on 291 acres	commercial	sale
Marjorie Needham	Valentine & Scanlon	26 So. Main St., LLC	Sovereign Realty	26 South Main St., Derry, N.H.	\$726,000	11 units	residential	sale
Hill Commerce Realty Co.	Colonial Properties, Inc.	Turtle & Hughes, Inc.	ReMax Right Choice	87 Union St., New Haven, Conn.	—	10,500 s/f	commercial	lease
—	Tinkham Realty	Maya's Dollar Zone	—	290 Derry Rd., Hudson, N.H.	—	1,600 s/f	retail	lease
TA Associates Realty	Cushman & Wakefield of Mass.	Equity One	—	Enfield, Conn.	\$28.5 million	210,747 s/f 34.3 acres	retail	sale
Eagle Storage	Winsor Brook Property Advisors	Platinum Storage Group	The Norwood Group	Dover, Bow, Somersworth, Wakefield, Raymond & Ossipee, N.H.	\$9 million	1,342 units	commercial	sale
Aldelphia Agios Demetrios, LLC	Chekoudjian Real Estate Advisors	Caplaco Twelve	Fini Real Estate Group	One Main St., Epping, N.H.	\$5.33 million	14,350 s/f	retail	sale

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Smithfield Commons Associates, LLC	Hayes & Sherry	Linear Retail Properties, LLC	—	Rte. 44 & Rte. 5, Smithfield, R.I.	\$7.96 million	35,130 s/f	retail	sale
Newton Centre Trust	Highland Property Group	Sumi Seo	Advisors Retail	1207 Centre St., Smithfield, R.I.	—	2,100 s/f	retail	lease
DV Industries	Sperry Van Ness	Everest Partners	Renaissance Real Estate Co.	2189 Westover Rd., Chicopee, Mass.	\$8 million	217,000 s/f	commercial	sale
420 Frontage Rd., LLC	Colonial Properties	GIII Apparel Group, Ltd.	Arnold Peck's Commercial World	420 Frontage Rd., West Haven, Conn.	—	16,000 s/f	commercial	lease
United Properties Group	T.R.B. & Associates	Cardio Fit, LLC	—	425 Talcottville Rd., Vernon, Conn.	\$1.5 million	37,700 s/f	retail	sale
ACS Development Corp.	ACS Development Corp.	Zocalo Cocina Mexicana	—	1414-16 Commonwealth Ave., Brighton, Mass.	—	3,000 s/f	retail	lease
3127 Berlin Tpke. Associates, LLC	Londregan Commercial Real Estate Group	Ritz Camera Centers	John Elias Realty	899 Boston Post Rd., Old Saybrook, Conn.	\$1.4 million	12,888 s/f	retail	sale
A & H Estra, LLC	Fischer Real Estate	ABC Supply Co., Inc.	Fischer Real Estate	250 Bradley St., East Haven, Conn.	—	30,800 s/f	commercial	lease
Susan & Chip Curtain	Levey Miller Maretz Realtors	Rosa and Robert Capone	Levey Miller Maretz Realtors	55 West Main St., Clinton, Conn.	\$345,000	2,000 s/f	retail	sale
Home Depot Plaza	—	Five Guys Famous Burgers and Fries Irish Oil, LLC	George Smith & Son Commercial and Investment R.E.	440 Boston Post Rd., Orange, Conn.	—	3,485 s/f	retail	lease
John Finguerra and Richard Ripps	Northeast Retail Leasing & Management Co.	La-Z-Boy	Northeast Retail Leasing & Mgmt. Co.	Buckland Hills Dr., Manchester, Conn.	—	20,500 s/f	retail	lease
—	Cushman & Wakefield of Mass.	W P Realty	W P Realty	Kennedy Memorial Dr., Waterville, Me.	\$8 million	167,000 s/f	retail	sale
1895 Stratford Ave., LLC	Vidal/Wettenstein	Jackpot Entertainment	—	1895 Stratford Ave., Stratford, Conn.	—	11,840 s/f	retail	lease
—	Londregan Commercial Real Estate Group	Nextel	MJB Realty	413 Colman St., New London, Conn.	—	—	retail	lease
Charles River Plaza	—	Tango	Advisors Retail Boston Realty Advisors	Cambridge St., Boston	—	—	retail	lease
Berkshire Development	Northeast Retail Leasing & Management Co., LLC	Dick's Sporting Goods Petsmart Jared's	—	Concord, N.H.	—	50,000 s/f 23,000 s/f 7,500 s/f	retail	lease
Firelight Shopping Ctr.	Cohen & Co., Inc. Real Estate	Timothy's Gourmet	—	304 Racebrook Rd., Orange, Conn.	—	1,900 s/f	retail	lease
—	—	Sponge Brother's Car Wash	George Smith & Son	312 Queen St., Southington, Conn.	—	one acre (land)	retail	lease
P & R Realty	—	Anchor Federal Credit Union	Prudential Gammons Realty	35 Veterans Memorial Pkwy., Warwick, R.I.	\$1.025 million	3,300 s/f	retail	sale
STJ Realty, LLC	Coldwell Banker Comm'l. Scalzo Group	Khan Real Estate, LLC	Coldwell Banker Comm'l. Scalzo Group	39A Padanaram Rd., Danbury, Conn.	\$633,000	2,700 s/f	retail	sale
Woodland Realty Trust	Klemmer Associates	Merrimack Education Center, Inc.	The Stubblebine Co.	248 Boston St., Topsfield, Mass.	\$1.155 million	15,000 s/f on 4 acres	commercial	sale
Atlantic Management Corp.	CB Richard Ellis/N.E.	AMB Property Corp.	CB Richard Ellis/N.E.	675 Canton St., Norwood, Mass.	—	345,026 s/f	commercial	sale
—	Equitable Real Estate	MFG Electronics	Hunneman Commercial	70 Treble Cove Rd., Marlboro, Mass.	—	8,000 s/f	commercial	lease

# MONTHLY SALES AND LEASE REPORT

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*As Reported In The New England Real Estate Journal*

Seller/ Lessor	Rep. Seller	Buyer/ Lessee	Rep. of Buyer	Address	Sales Price	Size	Property Type	Sale/ Lease
Building & Land Technology	CB Richard Ellis	Vertrue, Inc.	Cresa Partners	20 Glover Ave., Norwalk, Conn.	—	82,215 s/f	office	lease