

Cambridge Firm Fills 19,000 SF in Woburn

WOBURN — Trimble Navigation has found its way from Cambridge's Kendall Square here to 1 Merrill St. where the mobile computing and tracking firm this past week relocated into 19,000 sf in the stand-alone building. Trimble has



Maureen Brennan

nearly tripled the 6,500 sf occupied in Cambridge, relay officials at Woburn-based Cummings Properties, manager of the stand-alone structure that sits on the border of neighboring Stoneham near Leland Park.

"Cummings Properties is delighted to welcome technology companies coming out of Cambridge to the area," says Account Manager Maureen Brennan, who worked directly with Trimble CFO, Tom Grant, and Controller Anna Thompson to negotiate the deal. Adds Brennan: "We are happy to provide these clients with first-class, custom space, and be able to do it at significantly lower rates than they



1 Merrill St., Woburn MA

would find in Cambridge."

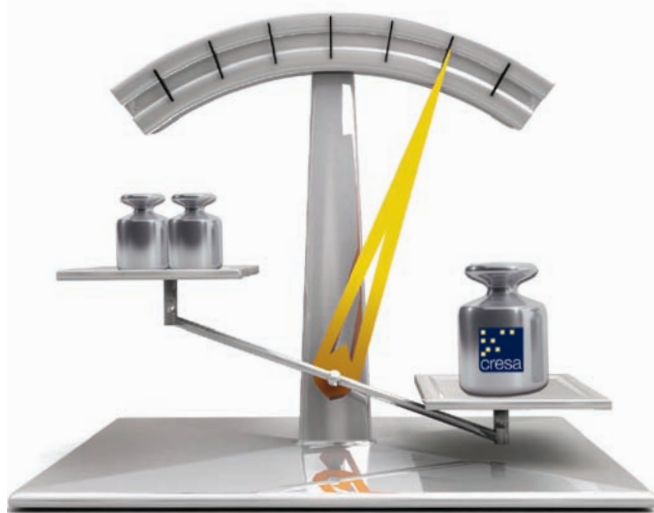
While length and pricing terms of the pact were not divulged, there is certainly a delta between Kendall Square rents and those found in the surrounding suburbs. New research from Cassidy Turley pegs year-end 2013 rents for Kendall Square at \$52.76 per sf compared to \$20.85 per sf in

Woburn.

Cummings already has a history with Trimble, a 35-year-old California-based company whose equipment and software applications serve such diverse industries as civil engineering, construction, farming, telecommunications and trucking.

continued on page 25

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Residential Deals

MILLION DOLLAR MORTGAGES/SALES DECEMBER 30, 2013 - JANUARY 17, 2014

continued from page 24

NOTES: Single-family Colonial, constructed 1968; house size is 4,150 sf, lot size is 3.5 acres; five bedrooms and 2.5 baths; last sold for \$1,150,000 in June 2007; Declaration of Homestead

BUYER: Katherine Scott and Matthew Scott

SELLER: Eli Siegel and Tess W. Siegel

PRICE/ADD: \$1,150,000; 24 Pilgrim Rd., Newton

MTG: \$920,000 from **Wells Fargo Bank**

NOTES: Single-family Colonial, constructed 1907; house size is 2,450 sf, lot size is 16,925 sf; five bedrooms and two baths; Tess W. Siegel acquired property for \$44,000 in May 1973; Declaration of Homestead

BUYER: Craigie Ann Zildjian

SELLER: Elizabeth Andrews and Keith Batchelder

PRICE/ADD: \$1,134,000; 22 Ninth St., U-22, Boston

NOTES: Townhouse unit; unit size is 2,600 sf; two bedrooms and 3.5 baths; unit last sold for \$762,500 in Aug. 1999

MTG: \$1,080,000 from **Mortgage Master**

ADD: 4 Upland Ln., Ipswich

BWR: Jessica Wattman and Stephen Wunker

BUYER: Enraku Sargent, Anna Sau & Feng Sau

SELLER: Dwane Morgan & Tami Tiamfook-Morgan

PRICE/ADD: \$1,070,000; 242 Weston Rd., Wellesley

MTG: \$570,000 from **NE Moves Mortgage**

NOTES: Single-fam. Colonial, constructed 2004; house size is 3,100 sf, lot size is 10,125 sf; five bdrms., two baths & two half-baths; last sold for \$1,000,000 in May 2012; Declaration of Homestead

BUYER: Zhi Zhen Liu, Feng Zheng and Wei Zheng

SELLER: Puneet Bhasin and Vipra Bhasin

PRICE/ADD: \$1,039,000; 19 Sandpiper Hill Rd., Sharon

MTG: \$728,000 from **Hingham Institution for Savings**

NOTES: Single-family, constructed 1992; house size is 3,900 sf, lot size is 40,500 sf; four bedrooms and 4.5 baths; last sold for \$780,000 in Aug. 2001; Declaration of Homestead

BUYER: Michael T. Gaffney

SELLER: Sinead Duffy and Robert Schimpf

PRICE/ADD: \$1,030,000; 20 Highview Dr., Hingham



Sixty-three Sheffield Rd. in Boxford has changed hands for \$1,025,000, with Jessica R. Schoonmaker and Brian D. Thompson buying the single-family Colonial from Doreen L.R. Chapman and Michael S. Chapman. Built in 1998 on a 2.5-acre parcel, the single-family Colonial features four bedrooms and 3.5 baths in an expansive 4,450-sf frame. Wells Fargo Bank delivered an \$820,000 mortgage on the property that previously went for \$1,085,500 in Jan. 2005.

MTG: \$824,000 from **Leader Bank**

NOTES: Single-family Colonial, constructed 1988, renovated 2012; house size is 3,125 sf, lot size is 17,850 sf; four bedrooms and 2.5 baths; last sold for \$529,900 in May 2011; Declaration of Homestead

BUYER: Vinita Uttamsingh

SELLER: Glenland Road LLC, managed by Chestnut Hill Realty

PRICE/ADD: \$1,000,000; 321 Hammond Pond Pkwy. U-204, Brookline

MTG: \$550,000 from **US Bank**

NOTES: Unit in low-rise condo; unit size is 1,825 sf; three bdrms. and two baths; D.O.H.

BUYER: Janice Romanowsky

SELLER: Andrea C. Ross

PRICE/ADD: \$1,000,000; 47 Commercial St., U47-5, Boston

NOTES: Unit in mid-rise condominium; unit size is 1,200 sf; one bedrooms and one bath; unit last sold for \$237,000 in May 1986

MTG: \$1,000,000 from **Radius Financial Group Inc.**

ADD: 45 Church St., U-PH 1, Boston

BWR: Jeremy MacDonald & Justine MacDonald

NOTES: Declaration of Homestead

MTG: \$1,000,000 from **Rockland Trust Co.**

ADD: 10 Applewood Rd., Norfolk

BWR: Alec Dimitry Bobroff and Randa Milliken Bobroff

Cummings Lease

continued from page 4

Since 2006, the tenant has leased 6,000 sf at 4 Henshaw St. in Woburn, a flex/warehouse property owned by Cummings that is situated within a few blocks of 1 Merrill St.

Prior to the move, Cummings coordinated a significant build out of Trimble's new home, having been guided with incorporating the firm's "focus on keeping pace with evolving industry standards by giving the facility a contemporary feel." Elements include exposed, raised ceilings with multiple skylights, colorful accent walls and sidelight windows throughout the premises. Cubicles have both standing and sitting workstations, another new-millennium design concept. ■

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