

**February 21, 2008**

[#38]

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**Trevor Davis Commercial Real Estate**  
Announces Commercial Property Lease & Sales Transactions

***Middletown**— Trevor Davis, CCIM of Trevor Davis Commercial Real Estate LLC, announced that the Middletown Press has executed a long-term lease for the entire 4th Floor, consisting of 5700 rsf at Main Street Market [see attached photo], 366-386 Main Street, in the core of the Central Business District. Trevor Davis, CCIM, of Trevor Davis Commercial Real Estate, LLC, is the sole commercial real estate broker in all of the following Main St. Market office transactions.*

*The new, central location of the Middletown Press will provide greater visibility and access to Middletown's only daily newspaper. The current sign on the clock tower, seen from Route 9, will soon sport the red Middletown Press logo.*

*Reality Interactive signed a lease for the sixth floor penthouse of 3100 sf at Main St. Market. They are a full service kiosk development organization specializing in total turnkey design, deployment and management of kiosk, digital merchandising and digital signage initiatives.*

*New, relocated and renewed tenants at Main St. Market include Perceptions Photography (545 sf), The Environmental Company (1652 sf), and Epilepsy Foundation of CT, Inc. (2000 sf).*

*Main Street Market has recently undergone an extensive renovation to the mixed-use retail and office building. In order to enhance the appeal of the professional office space on Floors 2 through 6, the East entrance of the building, next to the Municipal Parking, has been renovated. The elevator lobby has a new ceramic tile floor, drop ceiling with dramatic lighting, and large, historic photos of the building in it's former life as Shapiro's and Bunce's Department Stores. This new office entrance is much more appealing to the professional office community, their clientele and the general public.*

*The Main Street façade has been repainted and has newly installed flags with dramatic lighting and new awnings featuring Main Street Market's new logo. The interior renovation included a new paint scheme, a more open feel and superior pedestrian traffic flow. Additional improvements employ a Village concept with murals, architectural antiques and lighting, new signage and artistic carpentry improvements.*

*Custom made directories provide attractive signage and directories for all the retail and office tenants at two exterior entrances and one interior location. Come visit the new Main Street Market in Downtown Middletown.*

*New retail tenants at the Market are Tibetan Bazaar and Fusion Bakery & Patisserie. Pastry Chefs and Owners Daniell Keane and Stillianos "Steve" Pikos provide the building with smells that 'embrace the sweet side of art.' Existing retailers include It's Only Natural Market & Restaurant, Datura – A Modern Garden, Echo Trading, Dept. of Motor Vehicle Licensing Center, a Hair Affair, Oliver Campbells Bar & Grill, PJ Jewelers, U.S. Post Office, and PBR Ltd. Gallery & Gifts.*

**Middletown**— Trevor Davis, CCIM of Trevor Davis Commercial Real Estate LLC, announced the sale of the Middletown Press Building at 2-20 Main Street[see attached photo]. The 33,000 sf, three story building was built in 1984 and sits on 2.1 acres. The property was listed at \$2,995,000, but due to interest from multiple buyers, Trevor Davis, CCIM, achieved a sales price of \$4,600,000 for the sellers, Middletown Acquisition Corporation, a division of the Journal Register Company. The buyer, RA Middletown, LLC, was represented by Linda B. O'Hara of William Raveis Real Estate. RA Middletown is a partnership of Centerplan Development Company and Devcon Enterprises, Inc. They will demolish the building and build a new, mixed-use two-story building called Landmark Square [see attached photo]. The new brick building will complement the architecture of the historic Armory (now the Inn at Middletown) and the historic YMCA. Rite Aid will lease 15,000 sf on the ground floor and the second floor will be Class A office space.

**Middletown**— Trevor Davis, CCIM of Trevor Davis Commercial Real Estate LLC, announced the following transactions at Middletown Business Park[see attached photo]: Connecticut Carbide & Tool Service, LLC leased 2190 sf at 432 Smith Street; ITI, LLC leased 3500 sf at 434 Smith St. The Home Store leased 411 sf at 460 Smith Street; Bailey's Express leased 1317sf at 460 Smith Street; Fluid Industrial Associates, Inc. leased 1114 sf at 450 Smith Street. Trevor Davis, CCIM, of Trevor Davis Commercial Real Estate, LLC, is the sole commercial real estate broker in all of the above Middletown Business Park transactions, and has now brought the Park from 47% to 90% leased for BostonMiddletown, LLC, the landlord.

The remaining spaces available range from 350 sf office suites to 4,000 sf office/flex/warehouse spaces. Middletown Business Park has great access from Interstate 91 at Country Club Road (Exit 20), or Route 372, Cromwell (Exit 21), between Middle Street and Industrial Park Road.

**Middletown**— Trevor Davis, CCIM of Trevor Davis Commercial Real Estate LLC, represented the Connecticut Humanities Council in their lease at 37 Broad St. and William St., the former Colormart building. They will occupy all three floors encompassing approximately 8000 sf. The Council is a statewide non-profit educational institution that provides educational resources for history and literature. The building will be restored with large 'factory' windows to bring it back to look like its original appearance, which functioned as a dairy. Frank Micali, CCIM, of College Street, LLC, represented the landlord.

**Middletown**— Trevor Davis, CCIM of Trevor Davis Commercial Real Estate LLC, announced two small, related sale transactions. They sold 51 Warwick St., a historic home used for office space, at full-price, \$229,500. They represented sellers Paul Gaske & Sean O'Sullivan, and Barbara Fairfield of Realty 3 Carroll & Agostini represented the buyer, Lee Godburn. The former tenant in 51 Warwick St., Leadership Research Institute, moved to 163 College St., in the Downtown Village District. A principal of the firm, Sagebrook Solutions, LLC, purchased 163 College for \$317,100 to leaseback to Leadership Research Institute. Trevor Davis represented the buyer and Nancy Currilin of William Raveis represented the seller.

**Middletown**— Trevor Davis, CCIM of Trevor Davis Commercial Real Estate LLC, announced the following transaction at 438 Main Street, at the corner of Washington Street (Route 66): Newtech Installation USA, Inc. leased 428 sf. The landlord is Hilltop Associates.

**Middletown**— Trevor Davis, CCIM of Trevor Davis Commercial Real Estate LLC, represented the Law Office of Deborah Shapiro in their move to 110 Court St. They leased the top floor of 1326 sf from Court Street, LLC. Paul Sawatzky of Purchase Pluse Real Estate represented the landlord.

*[Enc. Pictures: Trevor Davis, Main St. Market, Middletown Business Park, Middletown Press, Landmark Square]*

*Trevor Davis Commercial Real Estate, LLC*

**Trevor Davis Commercial Real Estate provides customers with a full range of commercial real estate services. They help users, owners and investors of commercial (office, industrial, and retail) and conservation (open space) real estate by saving clients' money and time in their transactions, tax strategies and specialized consulting and research needs. Trevor Davis, CCIM, has over 25 years of experience in commercial real estate in Central Connecticut, and in the marketing of office projects such as CityPlace in Hartford and Long Wharf Maritime Center in New Haven.**

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