



600 SABLE OAKS DRIVE, SOUTH PORTLAND

100,000± SF

The Boulos Company is pleased to announce the sale of the 100,000± SF office building located at 600 Sable Oaks Drive in South Portland. The building sold for \$18.1 million to an undisclosed buyer. The building is largely occupied by insurers Reliance/CDS, Dearborn, Progressive and Liberty Mutual with the 16,000± SF of remaining vacant space to be occupied by the new owners.

Tony McDonald and Jon Rizzo of The Boulos Company represented the Seller, Brookwood Sable Oaks Drive, LLC, while the buyer was represented by Tom Moulton of The Dunham Group.



ESW, LLC

90 Payne Road, Scarborough
1.60± AC

ESW, LLC dba [AV Technik](#) purchased land at The Downs in Scarborough from Crossroad Holdings LLC. Founded by Daniel Willis in the early 2000's, AV Technik has recently outgrown its 10,000 SF building in South Portland. This new build will more than double that size. AV Technik will move in late summer or early fall of 2020.

Unable to find suitable existing space in the market, AV Technik found that The Downs offered an ideal scenario that allowed it to design, permit, and construct a new building with less hassle than typical ground-up developments.

The transaction was arranged on behalf of the seller by Drew Sigfridson, SIOR and Jon Rizzo, and on behalf of the buyer by Jessica Estes.



ZBC BLACKWOOD LLC DBA SCOREBUILDERS

90 Payne Road, Scarborough
0.89± AC

ZBC Blackwood LLC purchased land at The Downs in Scarborough from Crossroad Holdings LLC. The buyer, dba [Scorebuilders](#), is constructing a state-of-the-art building for their headquarters within the Innovation District at The Downs. Scorebuilders is one of the first companies to break ground in the Innovation District at The Downs.

The transaction was arranged on behalf of the seller by Drew Sigfridson, SIOR and Jon Rizzo, and on behalf of the buyer by Craig Church with Keller Williams Realty.



SALES

Andover Village Apartments, LLC **18 Church Street, Andover** **8,547± SF**

Andover Village Apartments, LLC purchased an apartment complex in Andover from Durp LLC. The buyer specializes in apartment buildings and will continue to rent out the 12 units as apartments.

The transaction was arranged by Nick Lucas.

CKM Investments 1, LLC **143-145 Ocean Street, South Portland** **3,693± SF**

CKM Investments 1, LLC purchased an apartment complex in South Portland from Kane Collett Properties LLC.

The transaction was arranged by Jessica Estes and Brice O'Connor.

E23, LLC **27 Main Street, Oakland** **1,856± SF**

E23, LLC purchased an office building in Oakland from TD Bank. The buyer has offices throughout the state and are headquartered in Oakland. They purchased the building for additional office space.

The transaction was arranged on behalf of the seller by Chris Paszyc, Nick Lucas and Patrick Cavanagh with CBRE.

LEASES - OFFICE

ON Semiconductor **82 Running Hill Road, South Portland** **33,537± SF**

[ON Semiconductor](#) renewed its lease for office space in South Portland from landlord 607 Northern Boulevard Realty Corp.

The transaction was arranged on behalf of the tenant by Drew Sigfridson, SIOR, Jessica Estes and Bill Owens with Colliers International, and on behalf of the landlord by Tom Moulton with NAI The Dunham Group.

Certify **1 Monument Square, 3rd Floor, Portland** **12,671± SF**

[Certify](#) renewed its sublease for office space on the third floor of 1 Monument Square from landlord Putney, Inc.

The transaction was arranged by Drew Sigfridson, SIOR and Justin Lamontagne with NAI The Dunham Group.

ESRI **75 Washington Avenue, Portland** **10,308± SF**

[ESRI](#) leased office space at 75 Washington Avenue from landlord Dayton Group. The tenant is a world leader in mapping and GIS technology. This new location is one of their most innovative and productive R&D centers.

The transaction was arranged on behalf of the tenant by Brice O'Connor and Darren Eades with Jones Lang LaSalle, and on behalf of the landlord by Drew Sigfridson, SIOR and Jessica Estes.

Emerging Compounds Treatment Technologies, Inc. **125 Industrial Way, Portland** **10,000± SF**

[Emerging Compounds Treatment Technologies, Inc. \(ECT2\)](#), a Montrose Environmental Group company, leased office space at 125 Industrial Way in Portland from landlord EIMSKIP. ECT2 is a leading provider of novel technologies for removing contaminants from water. The company has deployed successful applications around the world for contaminants including PFAS, also known as "forever chemicals."

The transaction was arranged on behalf of the landlord by Greg Boulos and Samantha Marinko, and on behalf of the tenant by Nick Lucas.



AARP **53 Baxter Boulevard, Portland** **4,875± SF**

[AARP](#) renewed its lease at 53 Baxter Boulevard in Portland from landlord 31 Court Street Associates, LLC.

The transaction was arranged on behalf of tenant by Brice O'Connor and Brian Hetherington with Cushman & Wakefield.

Maine Association of Nonprofits **565 Congress Street, Portland** **1,545± SF**

[Maine Association of Nonprofits](#) renewed its lease at 565 Congress Street in Portland from landlord Pachios Brothers I LLC.

The transaction was arranged by Nate Stevens.

Environmental Health Strategy Center **565 Congress Street, Portland** **1,520± SF**

[Environmental Health Strategy Center](#) renewed its lease at 565 Congress Street in Portland from landlord Pachios Brothers I LLC.

The transaction was arranged by Nate Stevens.

2Dineln **650 Main Street, South Portland** **1,100± SF**

[2Dineln](#) leased office space in South Portland from landlord Income Property Management.

The transaction was arranged on behalf of the landlord by Brice O'Connor and on behalf of the tenant by Marc Fishman with Fishman Realty Group.

Nicholas Jobin Insurance Agency **8 Turning Leaf Drive, Windham** **875± SF**

Nicholas Jobin Insurance Agency leased office space at 8 Turning Leaf Drive in Windham from landlord Timm Real Estate, LLC. The tenant will be operating as a State Farm Insurance Office in this location.

The transaction was arranged by Jon Rizzo, John Meador and Dan Greenstein.

LEASES - RETAIL

S & J Ventures, LLC **352-354 Alfred Street, Biddeford** **2,484± SF**

S & J Ventures, LLC leased retail space at 352-354 Alfred Street in Biddeford from landlord Five Star Holdings, LLC. The tenant is a local family business who is expanding to Biddeford. They will be open in March 2020.

The transaction was arranged on behalf of the tenant by Greg Boulos and Samantha Marinko, and on behalf of the landlord by Frank O'Connor with NAI The Dunham Group.

LEASES - INDUSTRIAL

Roots Dental, PLLC **191 Marginal Way, Portland** **1,933± SF**

Roots Dental, PLLC leased retail space at 191 Marginal Way in Portland from landlord Earle W. Noyes & Sons, Inc. The tenant operates a dental practice and will be open upon completion of the buildout.

The transaction was arranged on behalf of the landlord by Greg Boulos, and on behalf of the tenant by Matt Kolcum with CARR.