



EYES ON MAINE, LLC

249 MAIN STREET, LEWISTON, ME
9,923± SF

Eyes on Maine, LLC purchased a medical office building at 249 Main Street in Lewiston from Kenfred Enterprises, LLC. The buyer purchased the building as an investment property.

The transaction was arranged by Chris Paszyc, CCIM, SIOR.



MAINE DENTISTRY

34 CENTER STREET, AUBURN, ME
7,392± SF

[Maine Dentistry](#) purchased an office building at 34 Center Street in Auburn from W.W.S. Investment Corp. The buyer will be opening a dental practice in the majority of the building. The remaining portion of the building will be maintained as leased office space.

The transaction was arranged on behalf of the buyer by Jessica Estes, and on behalf of the seller by Andrew Ingalls with Malone Commercial Brokers.



HOA HOANG, INC.

468 FOREST AVENUE, PORTLAND, ME
3,670± SF

[Hoa Hoang Inc.](#) purchased an office building at 468 Forest Avenue in Portland from Storrey Property Management. Hoang Realty plans to eventually occupy the building when the current lease expires.

The transaction was arranged by Nate Stevens and Samantha Marinko.

October 2020 Transactions

SALES

Jing Yan

88 Congress Street, Unit 2, Portland, ME

877± SF

88 Congress Street, LLC purchased a restaurant condo at 88 Congress Street in Portland from R & J Partners, LLC. The new owners will be opening an Asian style restaurant called Jing Yan. They are planning for an opening date of mid-November.

The transaction was arranged on behalf of the buyer by Brice O'Connor, and on behalf of the seller by John Golden with Maine Realty Advisors.

CJL Investments LLC

171 Brook Street, Westbrook, ME

14± AC

CJL Investments LLC purchased land at Wormell Farm in Westbrook from RMD, LLC. The buyer intends to build residential condos.

The transaction was arranged on behalf of the buyer by Dan Greenstein, and on behalf of the seller by Michael Rogers of The Bean Group.

Condor Capital LLC

84 Main Street, Newmarket, NH

4,000± SF

Condor Capital LLC purchased a mixed-use building at 84 Main Street in Newmarket from Kingman Masonic Building Corporation.

The transaction was arranged by on behalf of the buyer by Christian Stallkamp, and on behalf of the seller by Roxanne Barnes with Berkshire Hathaway Verani Realty.

Lepage Bakeries Park Street, LLC

415 Lisbon Street, Unit 4, Lewiston, ME

5,000± SF

Lepage Bakeries Park Street, LLC purchased an office building at 415 Lisbon Street in Lewiston from 415 Lisbon Street, LLC.

The transaction was arranged on behalf of the seller by Nick Lucas, and on behalf of the buyer by Mackenzie Simpson with Porta & Company.

Coutts Brothers Inc.

Route 126, West Gardiner, ME

21± AC

[Coutts Brothers Inc.](#) purchased land at Route 126 in West Gardiner from Ginn Real Estate, LLC. The buyer plans to develop the land.

The transaction was arranged on behalf of the seller by Chris Paszyc, CCIM, SIOR and Noah Stebbins, and on behalf of the buyer by Dennis Wheelock with Magnusson Balfour Commercial and Business Brokers.

Ethan A. Miller & Lisa E. Miller

155 School Street, Weld, ME

715± SF

Ethan A. Miller & Lisa E. Miller purchased a house at 155 School Street in Weld from the State of Maine, Department of Conservation. The buyer will live there.

The transaction was arranged on behalf of the seller by Nick Lucas and Noah Stebbins, and on behalf of the buyer by Wendy Wright with Coldwell Banker Sandy River Realty.

Coutts Brothers Inc.

Route 126, West Gardiner, ME

7± AC

[Coutts Brothers Inc.](#) purchased land at Route 126 in West Gardiner. The buyer does electrical line construction and maintenance, and plans to develop the land and construct a building for their business.

The transaction was arranged on behalf of the seller by Nick Lucas, and on behalf of the buyer by Dennis Wheelock with Magnusson Balfour Commercial and Business Brokers.

Southstreet Development Company LLC

4 & 10 Bangor Road, Ellsworth, ME

3.37± AC

Southstreet Development Company LLC purchased 4 & 10 Bangor Road in Ellsworth from Webber Group.

The transaction was arranged by Derek Miller.

October 2020 Transactions

LEASES - OFFICE

H.M. Payson	1 Portland Square, Portland, ME	11,335± SF
H.M. Payson renewed its lease at 1 Portland Square in Portland from landlord North River IV LLC. The tenant is a wealth management firm, that specializes in investment management and research, financial planning and trust & estate planning. The transaction was arranged on behalf of the landlord by Drew Sigfridson, SIOR, and on behalf of the tenant by Joe Porta with Porta & Company.		
Silver Cloud	33 Jewell Court, Portsmouth, NH	5,929± SF
Silver Cloud leased office space at 33 Jewell Court in Portsmouth from landlord 33 Jewell Court Properties, LLC. The tenant is a digital support platform for banks and credit unions. The transaction was arranged on behalf of the landlord by Christian Stalkamp and Katherine Gemmecke, and on behalf of the tenant by Joe Doyle with CRESA Partners.		
Great Schools Partnership	482 Congress Street, Portland, ME	5,628± SF
Great Schools Partnership renewed its lease at 482 Congress Street in Portland from landlord Center Congress, LLC. The tenant is a nonprofit school-support organization working to redesign public education and improve learning for all students. The transaction was arranged on behalf of the tenant by Nate Stevens, and on behalf of the landlord by Vince Ciampi with Porta & Co.		
Cardinia Real Estate LLC	178 Middle Street & 4 Canal Plaza, Portland, ME	5,506± SF
Cardinia Real Estate LLC renewed its lease at 178 Middle Street and 4 Canal Plaza in Portland from landlord Buckstar LLC. The transaction was arranged on behalf of the tenant by Nate Stevens, and on behalf of the landlord by Steve Baumann with Compass Commercial Brokers.		
Lux Box Company, Inc.	509 Forest Avenue, Portland, ME	4,047± SF
Lux Box Company, Inc. leased office space at 509 Forest Avenue in Portland from landlord Income Property Management. The tenant is a mother daughter trio who create meaningful and personalized gifts. The transaction was arranged on behalf of the landlord by John Finegan, and on behalf of the tenant by Chris Sullivan with Vitalius.		
National Seating and Mobility	5 Wellspring Road, Biddeford, ME	3,720± SF
National Seating & Mobility leased office space at 5 Wellspring Road in Biddeford from landlord 5 Wellspring, LLC. The tenant delivers personalized solutions to individuals with mobility challenges. The transaction was arranged on behalf of the tenant by John Finegan, and on behalf of the landlord by Sam LeGeyt with NAI The Dunham Group.		
Leisure Tech, Inc.	190 Riverside Street, Portland, ME	3,000± SF
Leisure Tech, Inc. leased office space at 190 Riverside Street in Portland from landlord Bounty Development, LLC. The tenant is relocating from Windham and will use the space for storage, offices and for walkins and light retail. The transaction was arranged by Greg Boulos, Samantha Marinko and Joe Italiaander.		

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Merrimack Valley Physical Therapy LLC **185 Cottage Road, Portsmouth, NH** **2,241± SF**

[Merrimack Valley Physical Therapy LLC](#) leased office space at 185 Cottage Road in Portsmouth from landlord AER RE, LLC. The tenant is a physical therapy group.

The transaction was arranged on behalf of the landlord by Christian Stallkamp and Katherine Gemmecke, and on behalf of the tenant by Rich Lobkowitz with District Real Estate Advisors.

Lumiradx **106 Lafayette Street, Yarmouth, ME** **1,300± SF**

[Lumiradx](#) leased office space at 106 Lafayette Street in Yarmouth from landlord SEKA Properties LLC.

The transaction was arranged on behalf of the tenant by John Finegan, and on behalf of the landlord by Mike Cobb with Colliers International.

Ahnna Lake, MD **200 Professional Drive, Scarborough, ME** **1,105± SF**

Ahnna Lake, MD leased office space at 200 Professional Drive in Scarborough from landlord HEGA Realty Trust. The tenant is a preventative medicine physician that focuses on weight loss.

The transaction was arranged on behalf of the tenant by Samantha Marinko and Nate Stevens, and on behalf of the landlord by Katie Allen with NAI The Dunham Group.

KPR Centers, LLC **22 Monument Square, Portland, ME** **425± SF**

KPR Centers, LLC leased office space at 22 Monument Square in Portland from landlord Storrey Industries, LLC. The tenant expanded to Portland.

The transaction was arranged on behalf of the landlord by Nate Stevens, and on behalf of the tenant by Samantha Marinko.

The Little Screwdriver, LLC **650 Main Street, South Portland, ME** **240± SF**

[The Little Screwdriver, LLC](#) leased office space at 650 Main Street in South Portland from landlord Income Property Management. The tenant owns a small computer repair business.

The transaction was arranged by John Finegan.

LEASES - RETAIL

The Holy Donut **848 Minot Avenue, Auburn, ME** **2,864± SF**

[The Holy Donut](#) leased retail space at 848 Minot Avenue in Auburn from landlord 848 Minot Ave Holdings, LLC. The tenant is expanding and will be open this fall.

The transaction was arranged on behalf of the tenant by Greg Boulos and Samantha Marinko, and on behalf of the landlord by Jeff Bruk with Bruk Realty Advisors.

Kaydenz Kitchen Food Pantry **155 Lisbon Street, Lewiston, ME** **2,425± SF**

[Kaydenz Kitchen Food Pantry](#) leased retail space at The Hartley Block in Lewiston from landlord The Hartley Block, LP. The tenant owns a thrift shop. It was growing out of its current space and wanted to establish a downtown retail presence.

The transaction was arranged by Chris Paszyc, CCIM, SIOR and Noah Stebbins.

October 2020 Transactions

Mount Desserts, LLC

7-9 Exchange Street, Portland, ME

1,248± SF

Mount Desserts, LLC subleased the old Holy Donut location at 7 Exchange Street in Portland as a pop-up location for the Holiday Season. They are having their long-term lease space built out on Wharf Street and will move into that space in 2021.

The transaction was arranged by Samantha Marinko with the help of Joe Italiaander and John Finegan.

LEASES - INDUSTRIAL

Rugby Holdings, LLC

9 Laurence Drive, Gorham, ME

23,876± SF

Rugby Holdings, LLC subleased industrial space at 9 Laurence Drive in Gorham from sublandlord 9 Laurence, LLC.

The transaction was arranged on behalf of the sublandlord by Drew Sigfridson, SIOR, and John Meador of The Boulos Company, and J.D Graves with CBRE and on behalf of the subtenant by Greg Hastings with NAI The Dunham Group.