

### SKELTON, TAINTOR & ABBOTT AND ANDROSCOGGIN TITLE COMPANY

500 CANAL STREET, LEWISTON, ME

13,787± SF



Skelton, Taintor and Abbott (STA), a law firm that traces its roots back to 1853, is relocating its offices to 500 Canal Street in Lewiston. They are moving into the former Northeast Bank Headquarters building, a modern, four-story office facility in the Lewiston Gateway development. Joining STA is Androscoggin Title Company (ATC), an STA affiliate. The landlord, Little Canada, LLC, is delighted to welcome STA to the portfolio, which it purchased in June of 2019. Matt Hancock of Little Canada and his team have been working to convert 500 Canal from a single-tenant to a multi-tenant building where STA will occupy the top two floors. STA will be relocating in the second quarter of 2021. The transaction was arranged by Jessica Estes.

The first two floors of the building are available for lease with immediate occupancy. The first floor features a drive through and is ideal for a financial institution, medical user or coffee shop. The second floor offers a secure IT room with climate control and a large kitchen with break room, with large windows that can be converted to doors to access an outdoor deck. See Jessica Estes for leasing information.

### CAM CONY, LLC

701 FOREST AVENUE, PORTLAND, ME

12,780± SF



**PLANNED RENOVATIONS**

CAM Cony, LLC purchased a retail building at 701 Forest Avenue in Portland from WEC 98G-16 LLC. The buyer purchased the property as a 1031 Exchange, and will be offering it for lease after extensive renovations. See Jessica Estes for leasing information.

The transaction was arranged on behalf of the buyer by Tony McDonald, CCIM, SIOR, and on behalf of the seller by Jessica Estes.

# February 2021 Transactions

## SALES

**Mainely Tubs** **Lot 46, 47 & 55, 24 Immersion Drive, Scarborough, ME** **3.14± AC**

Mainely Tubs purchased Lots 46, 47 & 55 at the Innovation District at The Downs from Crossroads Holdings LLC. The buyer is expanding and will assemble and store inventory and product such as hot tubs, swim spas, saunas and more.

The transaction was arranged on behalf of the seller by Drew Sigfridson, SIOR and Jon Rizzo, and on behalf of the buyer by Mark Malone of Malone Commercial Brokers.

**Varney Agency** **195 Center Street, Auburn, ME** **6,737± SF**

[Varney Agency](#) purchased an office building at 195 Center Street in Auburn from Big River, LLC. The buyer is an insurance agency who is relocating their space from 223 Center Street, which is now available for sublease. See Joseph Italiaander for 233 Center Street subleasing information.

The transaction was arranged on behalf of the buyer by Drew Sigfridson, SIOR, and on behalf of the seller by Dan Greenstein and Chris Paszyc, CCIM, SIOR.

**Jordan Equipment Company** **664 Civic Center Drive, Augusta, ME** **3.69± AC**

[Jordan Equipment Company](#) purchased an industrial building at 664 Civic Center Drive in Augusta. The buyer is a Bobcat dealer and will be constructing a sales/service facility.

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

**Service Credit Union** **48 Portland Street, Rochester, NH** **3,455± SF**

Service Credit Union purchased an office building at 48 Portland Street in Rochester from LB UBS 2006 C7 NE Properties LLC. The buyer is opening another branch.

The transaction was arranged on behalf of the buyer by Christian Stallkamp and Kent White, and on behalf of the seller by Andrew Watson of Transwestern.

**Timothy Cheney** **14 Winter Street, Sanford, ME** **4,484± SF**

Timothy Cheney purchased an office building at 14 Winter Street in Sanford from Southern Maine Health Care.

The transaction was arranged on behalf of the seller by Brice O'Connor, and on behalf of the buyer by Kimberly Gleason with McAllister Real Estate.

## LEASES - OFFICE

**Wells Fargo Advisors, LLC** **2 Portland Square, Portland, ME** **7,293± SF**

[Wells Fargo Advisors, LLC](#) renewed its lease at 2 Portland Square in Portland from landlord North River IV LLC.

The transaction was arranged on behalf of the landlord by Drew Sigfridson, SIOR, and on behalf of the tenant by Mitchell Wolff of Newmark Knight Frank.

**KidsPeace New England** **189 Darling Avenue, South Portland, ME** **4,218± SF**

[KidsPeace New England](#) renewed its lease at Atlantic Place in South Portland from landlord Atlantic Place Partners. The tenant is a private charity dedicated to serving the behavioral and mental health needs of children, families, and communities.

The transaction was arranged by Jessica Estes.

# February 2021 Transactions

**Anaphoric Marketing** **60 Pineland Drive, New Gloucester, ME** **1,026± SF**

[Anaphoric Marketing](#) leased office space at Pineland in New Gloucester from landlord October Corporation. The tenant offers a unified marketing approach with all services under one roof.

The transaction was arranged on behalf of the landlord by John Finegan, and on behalf of the tenant by Noah Stebbins.

**Curaleaf** **650 Main Street, South Portland, ME** **550± SF**

[Curaleaf](#) leased office space at 650 Main Street in South Portland from landlord Income Property Management. The tenant will use this site as office space.

The transaction was arranged by John Finegan.

## LEASES - RETAIL

**Vitamin Shoppe Industries, LLC** **335 Maine Mall Road, South Portland, ME** **3,345± SF**

[Vitamin Shoppe Industries, LLC](#) renewed its lease at 335 Maine Mall Road in South Portland from landlord 335 MMR Development LLC and Who Is John Galt? LLC. The tenant continues to operate as a retail store, where they sell nutritional supplements, vitamins and herbs, plus bath and beauty products.

The transaction was arranged by Greg Boulos.

**T-Mobile Northeast, LLC** **13 Thomaston Commons Way, Thomaston, ME** **1,500± SF**

T-Mobile Northeast, LLC leased retail space at 13 Thomaston Commons Way in Thomaston from landlord Greeley Associates, LLC. The tenant will operate a T-Mobile store upon completion of fit-up.

The transaction was arranged on behalf of the landlord by Chris Paszyc, CCIM, SIOR, and on behalf of the tenant by Ed Gerwig and Jeffrey Dinsmore of National Commercial Brokers, Inc.

**Love Kucakes, Inc.** **2 Portland Square, Portland, ME** **1,092± SF**

[Love Kucakes, Inc.](#) renewed its lease at 2 Portland Square in Portland from landlord North River Company IV LLC. The tenant owns a bakery that specializes in cupcakes.

The transaction was arranged on behalf of the landlord by Drew Sigfridson, SIOR, and on behalf of the tenant by Mark Malone of Malone Commercial Brokers.

## LEASES - INDUSTRIAL

**Mainly Urns** **60 Pineland Drive, Brunswick Hall, New Gloucester, ME** **6,839± SF**

[Mainly Urns](#) leased industrial space at Brunswick Hall at Pineland from landlord October Corporation. The tenant will use this space for their custom urns and engraving business.

The transaction was arranged on behalf of the landlord by Drew Sigfridson, SIOR and John Finegan, and on behalf of the tenant by Justin Lamontagne with NAI The Dunham Group.

**Quality Glass, Inc.** **37 Alfred Plourde Parkway, Lewiston, ME** **5,070± SF**

Quality Glass, Inc. leased industrial space at 37 Alfred Plourde Parkway in Lewiston from landlord TRE, LLC.

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

# February 2021 Transactions

## **Maine Basketball Club**

**2-4 Gendron Drive, Lewiston, ME**

**5,000± SF**

Maine Basketball Club leased industrial space at 2-4 Gendron Drive in Lewiston from landlord Gendron Real Estate. The tenant runs a basketball training facility for Maine Basketball Club, which is an AAU basketball program for girls.

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

## **Downeast Custom Vans**

**100 Tri City Road, Somersworth, NH**

**2,398± SF**

[Downeast Custom Vans](#) leased industrial space at 100 Tri City Road in Somersworth from landlord 100 Tri City LLC. The tenant builds and designs custom vans, from functional ski/climbing mobile bases to beautiful weekend escape vans.

The transaction was arranged by Caitlin Burke.