



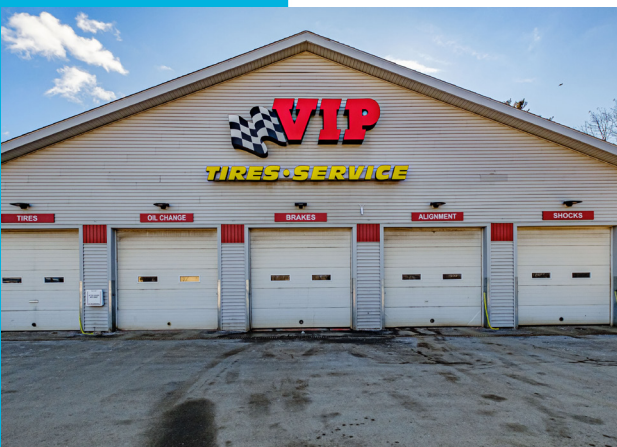
IRONSIDES SPORTS CENTER, LLC

15 LUND ROAD, SACO, ME

83,322± SF ON 24± AC

Ironsides Sports Center, LLC purchased this multi-tenanted mixed-use building located at 15 Lund Road in Saco from Maine Sports Realty, LLC for \$6,000,000. Tenants of the complex include Spectrum HealthCare Partners, OA Centers for Orthopaedics, Results Engineering, River Rats Athletic Management, Kennebunk Gymnastics & Sport, 3 Step Sports, and Dr. Kate Lynch. This state-of-the-art, mixed-use complex offers athletes and fitness-minded individuals access to a fully integrated orthopaedics, sports medicine, and physical rehabilitation center.

The transaction was arranged on behalf of the seller by Greg Boulos of The Boulos Company, and on behalf of the buyer by Belinda Desmond of Keller Williams Realty.



VIP TIRES & SERVICE

35 STARRETT DRIVE, BELFAST, ME

10,500± SF

[VIP Tires & Service](#) purchased a retail building at 35 Starrett Drive in Belfast from RSP Belfast LLC. The buyer is the largest independently-owned aftermarket automotive company in New England.

The transaction was brokered on behalf of the buyer by Dan Greenstein, and on behalf of the seller by Josh Soley of Maine Realty Advisors.



CITY OF PORTLAND

204 RAND ROAD, PORTLAND, ME

27.38± AC

[The City of Portland](#) purchased land at 204 Rand Road in Portland from The Avangrid Foundation. With this addition, the city has added protection to its largest remaining undeveloped area around the headwaters of the Fore River. The Foundation donated 85% of the list price value to the Land Trust to support the acquisition.

The transaction was arranged by Drew Sigfridson, SIOR and Jon Rizzo.

April 2021 Transactions

SALES

Deerfield 165 State LLC

95 Evergreen Drive, Portland, ME

14,700± SF

Deerfield 165 State LLC purchased an industrial building at 95 Evergreen Drive in Portland. The property was purchased as an investment.

The transaction was arranged by Nate Stevens.

Equality Community Center

15 Casco Street, Portland, ME

18,068± SF

[Equality Community Center](#) purchased an office building at 15 Casco Street in Portland from 15 Casco Street LLC. The ECC currently houses EqualityMaine, GLSEN, MaineTransNet, PFLAG, Pride Portland!, and SAGE Maine, a program of EqualityMaine. Their programs make a difference in the lives of thousands of LGBTQ+ people through advocacy, education, community events, and support. This new location will serve as a new headquarters for LGBTQ+ and allied organizations and community members.

The transaction was arranged on behalf of the seller by Tony McDonald, CCIM, SIOR and John Finegan, and on behalf of the buyer by Ed Gardner of Gardner Real Estate Group.

Shoreline Holdings, LLC

875 Greenland Road, Unit B-9, Portsmouth, NH

2,178± SF

Shoreline Holdings, LLC purchased an office condominium at 875 Greenland Road in Portsmouth from J Field Properties LLC.

The transaction was arranged on behalf of the seller by Christian Stallkamp and Katherine Gemmecke, and on behalf of the buyer by Derrick Buckspan of RE | Max By the Bay.

Becket Academy, Inc.

169 Academy Road, Monmouth, ME

26,974± SF

[Becket Academy, Inc.](#) purchased a mixed-use building at 169 Academy Road in Monmouth from the Town of Monmouth. Becket specializes in working with youth and adults who present behavioral challenges, which are often connected to co-occurring mental health disorders or developmental and related disabilities.

The transaction was arranged on behalf of the seller by Chris Paszyc, CCIM, SIOR and Nick Lucas, and on behalf of the buyer by Jessica Fike of Brookewood Realty.

Kenobi LLC

290 Elm Street, Biddeford, ME

4,286± SF

Kenobi LLC purchased a multi-family building at 290 Elm Street in Biddeford from the Bank of New Hampshire. The buyer is an investor and plans to make renovations to the property.

The transaction was arranged by Nick Lucas.

LEASES - OFFICE

PTC

400 Congress Street, Portland, ME

38,221± SF

PTC renewed its lease at 400 Congress Street in Portland from landlord PO Square Building, LLC. PTC is a global computer software and services company. The company offers a portfolio of computer-aided design (CAD) modeling, product lifecycle management (PLM), and service lifecycle management (SLM) solutions for manufacturers to create, operate, and service products.

The transaction was arranged on behalf of the landlord by Drew Sigfridson, SIOR, and on behalf of the tenant by Jenn Small of Malone Commercial Brokers and Kelly Lagregen of CRESA Partners.

April 2021 Transactions

Pika Energy Inc. **53 Darling Avenue, South Portland, ME** **13,750± SF**

[Pika Energy Inc.](#) leased office space at 53 Darling Avenue in South Portland from landlord 53 Darling LLC. Pika is currently a tenant in the building and will be expanding into the remaining vacant space. Pika's main product is called the "Energy Island," which is an ecosystem of integrated products designed to enable any building to generate, store, and consume its own clean energy.

The transaction was arranged by Jessica Estes.

Cengage Learning Inc. **10 Water Street, Waterville, ME** **8,638± SF**

[Cengage Learning Inc.](#) renewed its lease at the Hathaway Creative Center in Waterville from landlord North River Hathaway, LLC. Cengage is an educational content, technology, and services company for the higher education, K-12, professional, and library markets.

The transaction was arranged on behalf of the tenant by Tony McDonald, CCIM, SIOR of The Boulos Company and Steven Jaray of Colliers International.

Ford Murray, P.C. **48 Free Street, Portland, ME** **5,786± SF**

[Ford Murray, P.C.](#) leased office space at 48 Free Street in Portland from landlord J.B. Brown and Sons. The tenant is relocating from another downtown office building. Ford Murray, P.C. is a team of attorneys who specialize in immigration services.

The transaction was arranged by Derek Miller.

Southers Construction **12 & 14 Crosby Road, Dover, NH** **5,512± SF**

[Southers Construction](#) leased office space at 12 & 14 Crosby Road in Dover from landlord Simply Components, LLC. The tenant is relocating their veteran-owned construction company.

The transaction was arranged on behalf of the landlord by Christian Stallkamp and Katherine Gemmecke, and on behalf of the tenant by Christopher Langlois of Keller Williams Realty.

My Place Teen Center, Inc. **4 Scamman Street, Saco, ME** **3,840± SF**

[My Place Teen Center, Inc.](#) leased office space at Saco Valley Shopping Center in Saco from landlord Saco Valley, LLC. The tenant has expanded its teen service array to York County. This expansion to a temporary location, while it renovates its permanent home in Biddeford, will allow the center to provide life skills, job skills, character development, and civic engagement to teens ages 14-18.

The transaction was arranged on behalf of the landlord by Greg Boulos and Samantha Marinko, and on behalf of the tenant by Suzanne McKechnie of Investcomm.

Carlin & Shapiro, P.A. **48 Free Street, Portland, ME** **1,748± SF**

[Carlin & Shapiro, P.A.](#) leased office space at 48 Free Street in Portland from landlord J.B. Brown and Sons. The tenant is a leading elder law and estate planning firm in Maine.

The transaction was arranged on behalf of the landlord by Derek Miller, and on behalf of the tenant by Josh Soley of Maine Realty Advisors.

Absolute Investment Advisers, LLC **383 Central Avenue, Dover, NH** **1,550± SF**

[Absolute Investment Advisers, LLC](#) leased office space at 383 Central Avenue in Dover from landlord Cocheco Mills Holdings, LLC. The tenant provides access to independent money managers who focus on capital preservation and alpha-oriented return opportunities.

The transaction was arranged by Christian Stallkamp, Caitlin Burke, and Katherine Gemmecke.

April 2021 Transactions

Royal River Valuation **89-91 Larrabee Road, Westbrook, ME** **1,500± SF**

Royal River Valuation leased office space at 89-91 Larrabee Road in Westbrook from landlord Shoemaker LLC.

The transaction was arranged by Brice O'Connor.

Select Realty Capital LLC **183 Middle Street, Portland, ME** **1,465± SF**

[Select Realty Capital LLC](#) renewed its lease at 183 Middle Street in Portland from landlord Q Street Real Estate First Holdings, LLC.

The tenant provides borrowers with immediate access to short and intermediate-term commercial loans.

The transaction was arranged by Jessica Estes.

North Star Planning, LLC **60 Pineland Drive, New Gloucester, ME** **1,398± SF**

[North Star Planning, LLC](#) leased office space at Pineland Center in New Gloucester from landlord October Corporation. North Star Planning is a small, Maine-based consulting planning firm focused on good planning process and the ultimate ability to implement planning work.

The transaction was arranged by John Finegan.

Foley Buhl Roberts & Associates **254 Commercial Street, Portland, ME** **1,100± SF**

[Foley Buhl Roberts & Associates](#) renewed its lease at Merrill's Wharf in Portland from landlord Waterfront Maine. The tenant is a consulting firm offering structural engineering services to architects, owners, and contractors.

The transaction was arranged on behalf of the landlord by Derek Miller, and on behalf of the tenant by Sam LeGeyt of NAI The Dunham Group.

Bricklight Realty Management **80 Elm Street, Portland, ME** **800± SF**

[Bricklight Realty Management](#) leased office space at Bayside Center in Portland from landlord Bayside I LLC. The tenant owns and manages 170 apartment homes across the peninsula in Portland.

The transaction was arranged by Jon Rizzo and Nate Stevens.

Haley O'Callaghan Photography **410 The Hill Street, Portsmouth, NH** **300± SF**

[Haley O'Callaghan Photography](#) leased office space at 410 The Hill Street in Portsmouth. The tenant is a wedding and boudoir photographer.

The transaction was arranged by Katherine Gemmecke.

LEASES - RETAIL

Willem Verweij & Associates Physical Therapy **306 N Main Street, Rochester, NH** **5,000± SF**

[Willem Verweij & Associates Physical Therapy](#) leased retail space at Spaulding Commons in Rochester from landlord REL Commons, LLC. The tenant is relocating its current physical therapy office and is expanding its operations.

The transaction was arranged on behalf of the tenant by Christian Stallkamp and Katherine Gemmecke, and on behalf of the landlord by Chris McMahon of Summit Realty.

April 2021 Transactions

CERA **1 Monument Square, Portland, ME** **1,681± SF**

[CERA](#) leased retail space at 1 Monument Square in Portland from landlord Finard Properties LLC. The tenant is opening a sandwich and salad restaurant. The 22-seat café plans to open May/June 2021, and will be open 11 am – 8 pm, with corporate catering options to serve the needs of downtown businesses in addition to on-site dining and to go meals for individual customers. During warmer months, CERA plans to have a 24-seat patio in the square.

The transaction was arranged on behalf of the landlord by Jessica Estes, and on behalf of the tenant by Mike Shreve of Street Light Ventures.

Great Bay Acupuncture **1 Portsmouth Avenue, Stratham, NH** **1,425± SF**

[Great Bay Acupuncture](#) leased retail space at 1 Portsmouth Avenue in Stratham from landlord Sarnia Properties, Inc. The tenant owns an acupuncture clinic.

The transaction was arranged by Caitlin Burke.

Plantadon Supply Co. **72 Ocean Street, South Portland, ME** **1,400± SF**

[Plantadon Supply Co.](#) leased retail space at 72 Ocean Street in South Portland from landlord William F. Dunnigan III. The tenant will use the space as offices and a gallery for its graphic design company.

The transaction was arranged on behalf of the landlord by Chris Paszyc, CCIM, SIOR and Joseph Italiaander, and on behalf of the tenant by Jamie Soucy of Keller Williams Realty and Marc Fishman of Fishman Realty Group.

Urban Farm Fermentory **165-167 State Road, Kittery, ME** **850± SF**

[Urban Farm Fermentory](#) leased retail space at 165-167 State Road in Kittery from landlord Vista Realty Trust. The tenant is expanding from their Portland location.

The transaction was arranged on behalf of the landlord by Christian Stallkamp and Katherine Gemmecke, and on behalf of the tenant by Keper Connell of The Aland Realty Group.

LEASES - INDUSTRIAL

Central Maine Power Company **19 Bartlett Road, Gorham, ME** **14,522± SF**

[Central Maine Power Company](#) leased industrial space at 19 Bartlett Road in Gorham from landlord 19 Bartlett Rd, LLC. The tenant delivers more than 9 billion kilowatt-hours of electricity yearly to more than 600,000 retail electric customers in central and southern Maine.

The transaction was arranged on behalf of the tenant by Jon Rizzo, and on behalf of the landlord by Greg Hastings of NAI The Dunham Group.

USPack **15 Tinker Avenue, Londonderry, NH** **8,474± SF**

[USPack](#) leased industrial space at 15 Tinker Avenue in Londonderry from landlord The Lillian C. Revocable Trust of 1991. USPack is a leading logistics provider custom built for the evolving needs of businesses in today's same-day delivery world.

The transaction was arranged on behalf of the tenant by Caitlin Burke of The Boulos Company and Peter Stevens of CBRE Inc.

April 2021 Transactions

Adhesive Technologies

100 Tri City Road, Somersworth, NH

6,086± SF

[Adhesive Technologies](#) leased industrial space at 100 Tri City Road in Somersworth from landlord 100 Tri City LLC. The tenant is the world leader in hot melt adhesives and glue guns for the craft, industrial, DIY, OEM, and export markets.

The transaction was arranged on behalf of the landlord by Kent White and Caitlin Burke, and on behalf of the tenant by Brian O'Brien of NAI Norwood Group.

Weave Filtration

100 Tri City Road, Somersworth, NH

4,041± SF

[Weave Filtration](#) leased industrial space at 100 Tri City Road in Somersworth from landlord 100 Tri City LLC. The tenant is a liquid/solid separation company who delivers industry-best custom filtration solutions.

The transaction was arranged by Kent White, Caitlin Burke, and Katherine Gemmecke.

USPack

60 Gray Road, Falmouth, ME

3,630± SF

[USPack](#) leased industrial space at 60 Gray Road in Falmouth from landlord Deering Avenue Associates, Inc. USPack is a leading logistics provider custom built for the evolving needs of businesses in today's same-day delivery world. This is the first location in Maine.

The transaction was arranged on behalf of the landlord by Jon Rizzo, and on behalf of the tenant by Derek Miller of The Boulos Company and Peter Stevens of CBRE Inc.

African Super Market

99 Hanover Street, Portland, ME

800± SF

African Super Market leased industrial space at 99 Hanover Street in Portland from landlord Kennebec Crossing. The tenant will use the space for storage.

The transaction was arranged on behalf of the tenant by Cameron Foster, and on behalf of the landlord by John Robinson of RE-MAX Shoreline.