



REDFERN DOWNTOWN, LLC

200 FEDERAL STREET, PORTLAND, ME

0.39± AC

The Boulos Company is pleased to announce the sale of land at the corner of Federal Street and Temple Street in downtown Portland for a much-needed multi-family development project. Drew Sigfridson, SIOR of The Boulos Company worked with the seller, PO Building Square, LLC in the transaction, along with the buyer, Redfern Downtown, LLC, an affiliate of Redfern Properties and its partners.

Drew commented on the project, “Redfern is developing a 263-unit multi-family apartment building in the heart of downtown Portland, Maine. The site is immediately adjacent to Portland’s famed Exchange Street and Old Port District, and in the midst of the Central Business District. Jonathan Culley from Redfern has worked with Ryan Senatore and others to design and permit an amazing building which will stand the test of time and add to Portland’s skyline.”

The 0.4 +/- acre site is located at 201 Federal Street and represents an unparalleled location for residential development. Landry French Construction, the Construction Manager for the project, has indicated the development project is slated to commence construction this week. At 18 stories, 201 Federal will be Maine’s tallest building, providing Portland’s best views of the Old Port, harbor and ocean to the east, and Bayside, Back Cove and the white mountains to the west. Tenant amenities will include a two-story open lobby, a “Sky Lounge” on the 18th floor, co-working lounge, and on-site fitness center. Two retail spaces, and a “pocket park” at ground level will anchor the building.

The Portland apartment market has virtually zero vacancy, and COVID-19 related in-migration to Portland from larger cities has only increased demand. This property is located in an Opportunity Zone which helped encourage investors to invest in the development project.

Over the past decade, Redfern Properties has been the leading multi-family developer in Portland, with an unblemished track record in delivering successful projects. The Boulos Company was pleased to play a role in helping to bring this project together and congratulates both parties in managing through the complexities of this development project which has been in the works for two years.



AUBURN SELF STORAGE, LLC

89 UNION STREET, AUBURN, ME

23,748± SF

Auburn Self Storage, LLC purchased 89 Union Street in Auburn from seller Auburn Wales, LLC. The 23,748± SF retail building was previously occupied by OfficeMax. Shortly after OfficeMax vacated the building, the landlord hired Chris Paszyc of The Boulos Company to re-lease the property. Through Chris’ efforts, The Boulos Company was able to secure a long-term lease with national retailer Staples. The lease to Staples made the property marketable as an investment property, so the owner decided to put the property on the market for sale. Through its marketing efforts, The Boulos Company received multiple offers to purchase the property.

The successful buyer was represented by Greg Boulos, Senior Partner at the Boulos Company. Chris Paszyc, CCIM, SIOR, and a Boulos Company partner, represented the seller.



August 2021 Transactions

SALES

655 Riverside, LLC

653-655 Riverside Street, Portland, ME

16,272± SF

655 Riverside, LLC purchased a two-building complex consisting of 16,272± SF at 655 Riverside Street in Portland from RJN Enterprises, LLC. The buyer will use the site as a location for Barrett Made Construction, a design-build firm offering residential and commercial construction, architecture services, custom millwork, and design.

The transaction was arranged on behalf of the seller by Dan Greenstein and John Finegan and on behalf of the buyer by Vince Ciampi of Porta & Co.

North Country Investments, LLC

1 & 3 Newhall Street & 28 Lawrence Ave, Fairfield, ME

10,432± SF

North Country Investments, LLC purchased a three-building, 17-unit multi-family on the corner of Newhall Street and Lawrence Avenue in Fairfield, ME from Violette Rentals, LLC. The buyer owns several multi-family assets throughout Central Maine and purchased this property to add to their portfolio at an 8.50% cap rate.

The transaction was arranged by Nick Lucas.

Rousseau Reclaimed

35 Cherry Lane, Windham, ME

12,542± SF

Rousseau Reclaimed purchased a mixed-used industrial lot on Cherry Lane in Windham from Maine Drilling & Blasting Inc. The buyer is a reclaimed, salvaged, and antique lumber company specializing in flooring, timbers, millwork, and job-ready lumber for architects, contractors, designers, and homeowners throughout the northeast. Currently based in South Portland, Rousseau Reclaimed plans on moving their operations to Windham.

The transaction was arranged on behalf of the buyer by John Finegan and on behalf of the seller by Peter Harrington of Malone Commercial Brokers.

East Dakota, LLC

100 Water Street, Hallowell, ME

3,578± SF

East Dakota, LLC purchased a mixed-use building from 100 Water Street, LLC. The building was purchased as part of a 1031 exchange.

The transaction was arranged on behalf of the seller by Chris Paszyc, CCIM, SIOR and Nick Lucas and on behalf of the seller by Jes Wallimann of Vitalus Real Estate Group.

DCS Properties, LLC

51 Dynamic Drive, Unit 10, Scarborough, ME

2,000± SF

DCS Properties, LLC purchased an industrial condo at InCube 51 at The Innovation District at The Downs from MRW Development, LLC. The buyer plans on using the space for his cemetery services business.

The transaction was arranged on behalf of the buyer by Chris Gallagher and on behalf of the seller by Jon Rizzo.

Carassas Holdings, LLC

Lot 33, Innovation District, The Downs, Scarborough, ME

0.90± AC

Carassas Holdings, LLC purchased Lot 33 at The Innovation District at The Downs from Crossroad Holdings, LLC. The buyer plans to build a custom build-to-suit building for tenants looking to be located within the Innovation District at The Downs. For more leasing information, please reach out to Jon Rizzo.

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

August 2021 Transactions

Pizza & Pasta Enterprises, LLC

51 Dynamic Drive, Unit 4, Scarborough, ME

1,500± SF

Pizza & Pasta Enterprises, LLC purchased an industrial condo at InCube 51 in the Innovation District at The Downs from MRW Development, LLC. The buyer plans on using the space to further expand their artisan pasta company, [Amolitta Pasta](#).

The transaction was arranged on behalf of the seller by Jon Rizzo and on behalf of the buyer by John Paven of Paven Enterprises, LLC.

Two Eisenhower Drive, LLC

390 US Route 1, Falmouth, ME

985± SF

Two Eisenhower Drive, LLC purchased an industrial warehouse condo on US Route One in Falmouth from Yarmouth Real Estate Holdings.

The transaction was arranged on behalf of the seller by Chris Gallagher and on behalf of the buyer by Greg Hastings of NAI The Dunham Group.

LEASES - OFFICE

UMHS

Atlantic Place, South Portland, ME

8,267± SF

[UMHS](#) renewed their lease for office space at Atlantic Place in South Portland from landlord Atlantic Place Partners. UMHS is an independent, privately-run institution backed by more than 40 years of success in medical education.

The transaction was arranged by Drew Sigfridson, SIOR and Jessica Estes.

Aroma Joe's

75 John Roberts Road, South Portland, ME

8,114± SF

[Aroma Joe's](#) subleased office space at 75 John Roberts Road in South Portland from sub-landlord Ace Hardware Corporation. The office space serves as Aroma Joe's new headquarters to support the rapidly growing company.

The transaction was arranged on behalf of the sub-tenant by Brice O'Connor and on behalf of the sub-landlord by Roxane Cole of Roxane Cole Commercial Real Estate and Todd Schaefer of Jones, Lang, LaSalle Midwest LLC.

Androscoggin Home Healthcare & Hospice 165 Capitol Street, Augusta, ME

4,925± SF

[Androscoggin Home Healthcare & Hospice](#) leased office space at 165 Capitol Street in Augusta from landlord Ed Gall Real Estate. The tenant is an organization dedicated to enhancing quality of life by providing innovative and compassionate medical care for all. As the tenant continues to grow, they are vacating their office in Manchester in favor of this 4,925± SF space in Augusta.

The transaction was arranged by Nick Lucas.

The Wishcamper Companies

1 Canal Plaza, Portland, ME

3,174± SF

[The Wishcamper Companies](#) leased office space at 1 Canal Plaza in Portland from landlord Cow Plaza I, LLC. The Wishcamper Companies, Inc., is a national real estate development organization that develops and invests in commercial and multifamily real estate.

The transaction was arranged on behalf of the tenant by Tony McDonald, CCIM, SIOR and on behalf of the landlord by Jennifer Small of Malone Commercial Brokers.

Coretelligent

8 Science Park Road, Scarborough, ME

3,143± SF

[Coretelligent](#) leased additional office space at 8 Science Park Road in Scarborough from landlord Contour Properties, LLC. The tenant is a leading provider of comprehensive managed IT solutions, enabling organizations to seamlessly power and successfully grow their businesses.

The transaction was arranged on behalf of the tenant by Brice O'Connor and on behalf of the landlord by Chris Craig of NAI The Dunham Group.

August 2021 Transactions

Russound 200 International Drive, Portsmouth, NH 2,053± SF

[Russound](#) leased office space at 200 International Drive in Portsmouth from landlord Two International Group, LLC. Russound designs and manufactures a complete range of multi room audio systems, source equipment, volume controls, amplifiers, loudspeakers, and intercom systems.

The transaction was arranged on behalf of the tenant by Christian Stallkamp and Katherine Gemmecke and on behalf of the landlord by Russ Doyle of Two International Group.

Terradyn Consultants, LLC Pineland Farms, New Gloucester, ME 1,964± SF

Terradyn Consultants leased office space at Pineland Farms in New Gloucester from landlord October Corporation.

The transaction was arranged by John Finegan.

Heneage Consulting Group, LLC 47 Bow Street, Portsmouth, NH 1,400± SF

Heneage Consulting Group, LLC leased office space at 47 Bow Street in Portsmouth from landlord 33-47 Bow Street, LLC.

The transaction was arranged by Kent White.

Rytualist, LLC 75 Market Street, Portland, ME 1,333± SF

[Rytualist, LLC](#) leased office space at 75 Market Street in Portland from landlord Wholly Cow, LLC. Opening in October 2021, Rytualist offers skin care of highest medical quality to a broad range of clients. With technical skin care offerings such as botox, micro-infusion facials, and chemical peels, they aim to create a no-judgement zone space for a community of new-to-market clients who are seeking a less intimidating experience.

The transaction was arranged on behalf of the tenant by Cameron Foster and on behalf of the landlord by Peter Harrington of Malone Commercial Brokers.

Downeast Acupuncture 1601 Congress Street, Portland, ME 1,133± SF

[Downeast Acupuncture](#) leased office space at 1601 Congress Street in Portland from landlord Del Boca Vista, LLC. The tenant is relocating from South Portland and will be opening an acupuncture office with additional services, including private yoga sessions, targeted meridian activation, yoga nidra workshops, and meditation and mindfulness support.

The transaction was arranged on behalf of the tenant by Nate Stevens and Samantha Marinko and on behalf of the landlord by TC Haffenreffer of NAI The Dunham Group.

4AM Demand 19 Market Street, Portsmouth, NH 700± SF

[4AM Demand](#) leased office space at 19 Market Street in Portsmouth from landlord Perry Silverstein Revocable Trust of 2001. 4AM is an intelligent demand-generation platform that delivers an end-to-end demand-generation framework for B2B companies.

The transaction was arranged by Christian Stallkamp and Katherine Gemmecke.

Reis & O'Keefe, P.L.L.C. 500 Market Street, Portsmouth, NH 300± SF

[Reis & O'Keefe, P.L.L.C.](#) leased office space at 500 Market Street in Portsmouth from landlord Portsmouth Chamber of Commerce. The tenant plans on relocating their office to Portsmouth.

The transaction was arranged by Caitlin Burke and Katherine Gemmecke.

August 2021 Transactions

LEASES - RETAIL

Concentra Health Services **85 Western Ave, South Portland, ME** **8,500± SF**

[Concentra Health Services](#) renewed their lease at 85 Western Ave in South Portland from landlord 85 Western Ave, LLC. The tenant is a national health care company focused on improving the health of America's workforce, one patient at a time. Through its affiliated clinicians, the company provides occupational medicine, urgent care, physical therapy, and wellness services from more than 520 medical centers in 44 states.

The transaction was arranged by Drew Sigfridson, SIOR and Searcy Ferguson of CBRE.

Saco Bay Orthopaedic & Sports Physical Therapy **15 Winners Circle, Topsham, ME** **1,475± SF**

[Saco Bay Orthopaedic & Sports Physical Therapy](#) leased retail space at 15 Winners Circle in Topsham from landlord Bulwark Shoal, LLC. The tenant is a community-based provider of outpatient physical rehabilitation and is dedicated to providing an exceptional patient care experience that promotes healing and recovery in a compassionate environment. Saco Bay plans on expanding their presence in the Topsham Fair Mall and will be opening in 2022.

The transaction was arranged on behalf of the landlord by Derek Miller and Joe Italiaander and on behalf of the tenant by Scott Siegfeldt of Jackson Cross Partners.

LEASES - INDUSTRIAL

Cognia, Inc. **22 Marin Way, Stratham, NH** **6,000± SF**

[Cognia, Inc.](#) leased industrial space at 22 Marin Way in Stratham from landlord SIP Lot 5A, LLC. The tenant is a forward-thinking non-profit organization focused on improving educational opportunities for all learners.

The transaction was arranged on behalf of the landlord by Christian Stallkamp and Katherine Gemmecke and on behalf of the tenant by Nathaniel Heilbron of Cresa.

Harbour Medical Services, Inc. **2 Gendron Drive, Lewiston, ME** **5,000± SF**

[Harbour Medical Services, Inc.](#) leased industrial space at 2 Gendron Drive in Lewiston from landlord Gendron Drive, LLC. The tenant will use the space for their office needs and to distribute medical equipment.

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

Haberdashery of New England **100 Innovation Way, Scarborough, ME** **1,989± SF**

Haberdashery of New England leased industrial space at 100 Innovation Way in Scarborough from landlord Oyster Development, LLC. The tenant will use the space for storage for their retail store located in Cape Elizabeth.

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

Mellowland, LLC **100 Tri City Road, Unit 10, Somersworth, NH** **1,664± SF**

Mellowland, LLC leased industrial space at 100 Tri City Road in Somersworth, NH from landlord 100 Tri City, LLC.

The transaction was arranged by Kent White and Katherine Gemmecke.