

22 Transactions in September 2021 98,147± SF leased, over \$10 million sold

Ranging in size from a 1,144±SF office lease to a \$7.0M sale



300 INNOVATION WAY, SCARBOROUGH, ME 24.60± AC PURCHASED BY IDEXX DISTRIBUTION, INC.

The Boulos Company is pleased to announce the Crossroads Holdings' 'Innovation District' – a 154-acre subdivision located in the center of town is fully sold out. The project broke ground in August of 2019 and will create over 825,000± SF of non-residential commercial space and will be valued at around \$125 million – higher than initially estimated.

IDEXX, a global leader in pet healthcare innovation and one of Maine's largest employers, purchased a 25-acre lot within the Innovation District. IDEXX will be joining a variety of new businesses including Throttle Car Club, AV Technik, Mainely Tubs, Shucks Maine Lobster, and more. There will also be a range of business incubator spaces that offer up to twenty business suites. Overall, the Innovation District will provide new space for more than 50 new businesses over the next three to five years.

The Boulos Company attributes the unprecedented sales timeline to the distinct 'live, work, play' aspect of the 525-acre master plan. The residential, commercial, and recreational components inspired the tagline "A Community Trifecta," as did the 70-year history of horse racing on the property. Based on industry experience, Boulos anticipated selling five lots per year with a projected sell out of 10-12 years – The Downs sold out in less than three years.

The Innovation District is located within the northernmost section of the planned community, abutting I-95 and Payne Road. In the southernmost section, a 50-acre mixed-use housing development is underway, offering a range of condominiums, apartments, senior and affordable housing units, and single-family homes. This housing mix has attracted residents from a variety of age groups – from millennials to empty-nesters and retirees. The 'live, work, play' dynamic provides residents and businesses the benefits of being close to employment opportunities, as well as city-center amenities. The future town center at The Downs is in the planning phase and will be located adjacent to both the Innovation District and the residential neighborhoods. The success within the commercial and residential phases has led to a sooner-than-projected timeline for Scarborough's future town center – which could break ground as early as Spring 2022.

This transaction was arranged by Jon Rizzo and Drew Sigfridson, SIOR on behalf of the seller and Brooks Murphy of Jones Lang LaSalle on behalf of the buyer.



353 WATER STREET, AUGUSTA, ME

43,000± SF LEASED BY THE DEPARTMENT OF INLAND FISHERIES & WILDLIFE

The Department of Inland Fisheries & Wildlife leased 43,000± SF of Class A office space at 353 Water Street in Augusta from Ed Gall Real Estate. The tenant will consolidate several locations into this one space as their new home. The building, located in the up-and-coming downtown area of Augusta, has fantastic views of the river and is directly located on the Kennebec Trail.

The transaction was arranged by Nick Lucas.



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SALES

RNJ Enterprises, LLC **1113 Riverside Street, Portland, ME** **6,000± SF**

RNJ Enterprises purchased an industrial building at 1113 Riverside Street in Portland from Riverside Two Property, LLC.

The transaction was arranged by Dan Greenstein.

Undisclosed Buyer **617 U.S. Route One, Scarborough, ME** **4,373± SF**

An undisclosed buyer purchased a 4,373± SF building on 1.1± AC located at 617 U.S. Route One in Scarborough from Andrew Candelore. The buyer will redevelop the site at a later date.

The transaction was arranged on behalf of the buyer by Joseph Italiaander and Chris Gallagher.

H & M Associates, Inc. **415 Lisbon Street, Units 2 & 3, Lewiston, ME** **10,000± SF**

H & M Associates, Inc purchased two fully-leased, Class A office condominiums located at 415 Lisbon Street in Lewiston as an investment property.

The transaction was arranged by Nick Lucas.

Indian Creek Investments **Lot 26, Innovation District, The Downs, Scarborough, ME** **1.40± AC**

Lot 26, Innovation District at The Downs was sold by Crossroads Holdings LLC and purchased by Indian Creek Investments. The buyer plans on building a state-of-the art lobster processing facility, which will open in the spring/summer of 2022.

The transaction was arranged on behalf of the seller by Jon Rizzo and Drew Sigfridson, SIOR and on the behalf of the buyer by Greg Hastings of NAI | The Dunham Group.

Lewiston Housing Authority **86 Lisbon Street, Lewiston, ME** **8,176± SF**

The [Lewiston Housing Authority](#) purchased a new 8,176± SF office building at 86 Lisbon Street in Lewiston from Skelton, Taintor, & Abbott.

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

LEASES - OFFICE

NECI Services **200 International Dr., Suite 250 & 290, Portsmouth, NH** **10,215± SF**

[NECI Services](#) leased 10,215± SF of office space from Two International Group, LLC at 200 International Drive in Portsmouth. NECI is a solutions and services provider for industrial automation and digital transformation. They serve a broad range of clients throughout New England and beyond with industry-tailored solutions that deliver the right outcomes.

The transaction was arranged on behalf of the tenant by Kent White and Steve Clancy of CBRE.

OnPoint Health Data **75 Washington Avenue, Suite 1E, Portland, ME** **7,815± SF**

[OnPoint Health Data](#) renewed their lease at 75 Washington Avenue in Portland from landlord Dayton 59, LLC. OnPoint Health Data powers healthcare transformation with independent, innovative, and reliable data solutions.

The transaction was arranged on behalf of the tenant by Nate Stevens.

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Heartleaf ABA **396 Griffin Road, Bangor, ME** **5,115± SF**

[Heartleaf ABA](#) leased 5,115± SF of office space at 396 Griffin Road, in Bangor from the Cabrel Company. Heartleaf ABA is a medical group that specializes in the treatment of children living with autism spectrum disorder (ASD). They will be relocating their existing practice to this new location in the near future.

The transaction was arranged on behalf of the tenant by Derek Miller and Mark Brodson of Resource Commercial Advisors and behalf of the landlord by Carol Epstein of Epstein Commercial Real Estate.

Innovative Perioperative Technologies **10 Pleasant Street, Suite 300, Portsmouth, NH** **3,594± SF**

Innovative Perioperative Technologies leased 3,594± SF of office space at 10 Pleasant Street in Portsmouth from landlord Coventry Assets LTD. Innovative Perioperative Technologies is a medical/tech start up expected to grow substantially in Portsmouth over the next 3-5 years. The founder and his family relocated to the Seacoast last year.

The transaction was arranged on behalf of the tenant by Caitlin Burke.

Collins Engineers, Inc. **134 Pleasant Street, Portsmouth, ME** **3,200± SF**

[Collins Engineers, Inc.](#) leased 3,200± SF of office space at 134 Pleasant Street in Portsmouth from 134 Pleasant Street, LLC. Collins Engineers provides design and analysis services to the transportation, marine, construction, and land development industries. They will be relocating their current office to this new location.

The transaction was arranged on behalf of the landlord by Kent White and on behalf of the tenant by Andrew Ward of Colliers International.

Groups Recover Together **106 Pleasant Street, Suite 3, Brunswick, ME** **3,040± SF**

[Groups Recover Together](#) leased 3,040± SF of office space at 106 Pleasant Street in Brunswick from landlord R.E. Management, Inc.

The transaction was arranged on behalf of the landlord by Samantha Marinko and Greg Boulos and on behalf of the tenant by Cameron Foster.

Big Blue Bug Solutions **800 Main Street, South Portland, ME** **2,300± SF**

[Big Blue Bug Solutions](#) leased office space at 800 Main Street in South Portland from landlord D & J, LLC. Big Blue Bug is a pest control company based in Rhode Island, made famous by their appearance in the movie Dumb and Dumber (1994).

The transaction was arranged by John Finegan and Jessica Estes.

GenX Capital Partners, LLC **2 Cotton Street, Portland, ME** **2,139± SF**

[GenX Capital Partners, LLC](#) leased 2,139± SF of office space at 2 Cotton Street in Portland from Casco View Holdings III, LLC.

The transaction was arranged on behalf of the landlord by Nate Stevens and Samantha Marinko and on behalf of the tenant by Greg Nesbit of EXP Realty.

Association of State Wetland Managers, Inc. **500 Washington Ave, Portland, ME** **1,785± SF**

Association of State Wetlands Managers, Inc. has leased 1,785±SF of office space at 500 Washington Ave in Portland from Back Bay Management.

The deal was arranged on behalf of the landlord by Brice O'Connor and on behalf of the tenant by John Finegan.

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Aerotek, Inc.

949 Brighton Ave, Portland, ME

1,327± SF

[Aerotek, Inc.](#) leased 1,327± SF of office space at 949 Brighton Avenue in Portland from landlord Brighton Avenue Properties, LLC. Aerotek is a specialized recruiting and staffing agency focused on light industrial and skilled trades talent with clients in the manufacturing, logistics, and construction industries. Headquartered in Hanover, Maryland, this will be the first location in Maine for Aerotek.

The transaction was arranged on behalf of the landlord by Claire Richardson and on behalf of the tenant by Nate Stevens and Samantha Marinko and Charles Wagandt III of Cushman & Wakefield.

LEASES - RETAIL

Belleville, LLC

767 Forest Ave, Portland, ME

1,144± SF

[BLVL Bakery](#) leased retail space at 767 Forest Ave in Portland. They will use the property as a wholesale kitchen location.

The deal was arranged on behalf of the landlord by John Finegan and on behalf of the tenant by Jed Rathband of Keller Williams Realty.

LEASES - INDUSTRIAL

Red Fish - Blue Fish Dye Works, Inc.

100 Tri City Road, Unit #7, Somersworth, NH

5,920± SF

[Red Fish - Blue Fish Dye Works, Inc.](#) leased 5,920± SF of industrial space at 100 Tri City Road in Somersworth, NH from landlord 100 Tri City, LLC. Red Fish - Blue Fish Dye Works is a full-service garment dye house. They plan on using this space as additional storage space.

The transaction was arranged by Kent White and Katherine Gemmecke.

Firehouse Tumbling, LLC

12 Center Park Road, Unit #7, Topsham, ME

3,500± SF

Firehouse Tumbling, LLC leased 3,500± SF of industrial space at 12 Center Park Road in Topsham from landlord The Grant Group, LLC. The tenant will use the space as a tumbling and cheerleading facility. They plan to open in late fall/early winter.

The transaction was arranged by Noah Stebbins.

Expanse Outfitters, LLC

100 Innovation Way, Unit #4, Scarborough, ME

2,028± SF

[Expanse Outfitters, LLC](#) leased 2,028± SF of industrial space at 100 Innovation Way, Scarborough at The Downs. Expanse Outfitters is a shop that makes custom modifications to classic Land Rovers, Land Cruisers, G-Series and Unimogs.

The transaction was arranged by John Finegan.

Tortillería Pachanga

100 Innovation Way, Unit #1, Scarborough, ME

2,025± SF

[Tortillería Pachanga](#) leased 2,025± SF of industrial space at 100 Innovation Way in Scarborough at The Downs. The move to 100 Innovation Way will allow Tortilleria Pachanga, founded in 2013, to increase production of fresh, artisanal, local and organic corn tortillas and associated products for the Maine and New England markets.

The deal was arranged on behalf of the landlord by John Finegan and on behalf of the tenant by Roxane Cole of Roxane Cole Commercial Real Estate LLC.