



53 DARLING AVENUE, SOUTH PORTLAND, ME
29,000± SF PURCHASED BY 53 DARLING AVENUE, LLC

53 Darling Avenue, LLC purchased a 29,000± SF office building from 53 Darling, LLC. The buyer purchased the building as a fully leased, long-term investment property. 53 Darling Avenue is currently occupied by Pika Energy, a division of Generac.

The transaction was arranged on behalf of the seller by Jessica Estes and on behalf of the buyer by Christopher Paszyc, CCIM, SIOR of The Boulos Company.



411 PAYNE ROAD, SCARBOROUGH, ME
14,500± SF PURCHASED BY MUTTY PAWS, LLC

Mutty Paws, LLC purchased a 14,500± SF industrial building from JoRich Real Estate, LLC. The building, located at 411 Payne Road in Scarborough, is home to The Mutty Paws Academy, an upscale dog daycare and premium boarding, training, and spa facility.

The transaction was arranged on behalf of the seller by Craig Young, CCIM and on behalf of the buyer by Tony McDonald, CCIM, SIOR, of The Boulos Company.



284 COMMERCIAL STREET, PORTLAND, ME
7,993± SF PURCHASED BY BRISTOL SEAFOOD

Bristol Seafood purchased a 7,993± SF industrial building from Freedom Fish, LLC. This building, located on the historic Portland Fish Pier, will provide additional space for packaging seafood and the production of their growing retail business. Their products include My Fish Dish, Seafood Singles, and Grab & Go offerings. Renovations are currently underway in the new space and they hope to be fully operational by Q1 of 2022.

The transaction was arranged on behalf of the buyer by Jon Rizzo of The Boulos Company and on behalf of the seller by Jay Wise of WRE Commercial Brokers.

October 2021 Transactions

SALES

Eighty-Five, LLC

83-85 India Street, Portland, ME

4,830± SF

Eighty-Five, LLC purchased 4,830± SF of office/retail space at 83-85 India Street in Portland from Dasha, LLC.

The transaction was arranged on behalf of the seller by Drew Sigfridson, SIOR and Jessica Estes of The Boulos Company and on behalf of the buyer by Bess Walsh of RE/MAX Oceanside.

All Purpose Storage Saco, LLC

2 Lehner Road, Saco, ME

15,600± SF

All Purpose Storage Saco, LLC purchased 2 Lehner Road in Saco from K&M Realty as an investment opportunity that included 47 self-storage units and two industrial/flex buildings. All Purpose Storage Saco, LLC plans on leasing the vacant storage and warehouse units as they continue to expand their portfolio in Maine and New Hampshire.

The transaction was arranged on behalf of the seller by Jon Rizzo of The Boulos Company and on behalf of the buyer by Christian Stallkamp and Kat Gemmecke of The Boulos Company.

Undisclosed Buyer

58 Winnacunnet Road, Hampton, NH

3,453± SF

An undisclosed buyer purchased a three-unit investment property at 58 Winnacunnet Road in Hampton, New Hampshire from KPM Invest, LLC. The property consisted of 1,660± SF of first floor commercial office space and two residential apartments.

The transaction was arranged on behalf of the seller by Caitlin Burke of The Boulos Company and Fred Attalla of Points East Properties on behalf of the buyer.

Undisclosed Buyer

51 Dynamic Drive, Unit 5, Scarborough, ME

2,000± SF

An undisclosed buyer purchased 2,000± SF of industrial space from MRW Development, LLC at 51 Dynamic Drive in Scarborough.

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

Romeo's Pizza Sports Bar & Grill

51 Dynamic Drive, Unit 2, Scarborough, ME

1,500± SF

Romeo's Pizza Sports Bar & Grill purchased 1,500± SF of industrial space at 51 Dynamic Drive in Scarborough from MRW Development, LLC. Romeo's Pizza has three locations: Scarborough, Yarmouth, and Topsham. The new space will be utilized as a commercial kitchen to prepare food for their food truck.

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

BOJO, LLC

Lot 30, Innovation District, The Downs, Scarborough, ME

1.65± AC

BOJO, LLC purchased Lot 30 at Innovation District at The Downs to construct a new office and production facility. Dillon Sheet Metal will be a tenant in the building and will have office and fabrication space. Seacoast Signs will also move its headquarters to this building. Seacoast Signs provides custom sign solutions for businesses to raise brand awareness and help companies stand out.

This transaction was arranged by Jon Rizzo and Drew Sigfridson, SIOR of The Boulos Company.

October 2021 Transactions

LEASES - OFFICE

Boston Child Study Center, Maine P.C. **10 Free Street, Suite 200, Portland, ME** **6,522± SF**

Boston Child Study Center, Maine P.C. leased 6,522± SF of office space at 10 Free Street in Portland from landlord Jensen, Baird, Gardner & Henry. The Boston Child Study Center is an evidence-based treatment, training, and research center dedicated to improving the lives of children, adolescents, young adults, and families through innovative evidence-based cognitive behavioral treatments.

The transaction was arranged on behalf of the landlord by Nate Stevens of The Boulos Company and on behalf of the tenant by David Madigan of Cushman & Wakefield.

Portland Ovations **120 Exchange Street, Suite 110, Portland, ME** **5,473± SF**

Portland Ovations leased 5,473± SF of office space at 120 Exchange Street in Portland from landlord PO Square Building, LLC. Portland Ovations is a non-profit performing arts organization connecting artists and audiences through diverse arts experiences. "The space was leased because of its strategic location near Merrill Auditorium. It allows the organization to house their administrative offices, as well as future potential program space and publicly-accessed space," said Aimée Petrin, Executive & Artistic Director of Portland Ovations.

The transaction was arranged on behalf of the landlord by Drew Sigfridson, SIOR of The Boulos Company and on behalf of the tenant by Nate Stevens of The Boulos Company.

GEI Consultants **5 Milk Street, Suites 510 & 610, Portland, ME** **4,557± SF**

GEI Consultants renewed their lease for office space at 5 Milk Street in Portland from landlord 5 Milk Street, LLC. GEI Consultants, Inc. is a consulting, engineering, and environmental firm that delivers value by providing professional services to improve our world's built environments. With 900 employees and 44 offices nationwide, GEI is a leader in providing multi-disciplined engineering and technical services to a range of private and public sector clients domestically and abroad.

The transaction was arranged on behalf of the landlord by Nate Stevens of The Boulos Company and on behalf of the tenant by Corey Paquette of Savills.

ProsperityME **175 Lancaster Street, Suite 216A, Portland, ME** **4,258± SF**

ProsperityME subleased office space from Defendify, Inc. at 175 Lancaster Street in Portland. ProsperityME is a non-profit service organization dedicated to helping Maine's immigrants and refugees build successful, rewarding lives in their new homeland. Their services are open to all refugees, immigrants, asylees, and low-income individuals in Greater Portland and Lewiston/Auburn, Maine.

The transaction was arranged by Cameron Foster of The Boulos Company.

New England Business Media, LLC **15 Franklin Street, Portland, ME** **3,242± SF**

New England Business Media, LLC leased 3,242± SF of office space at 15 Franklin Street in Portland from A & M Partners, LLC.

The transaction was arranged on behalf of the landlord by Brice O'Connor of The Boulos Company and on behalf of the tenant by Frank O'Connor from The Dunham Group.

DNV Energy Insights USA **22 Free Street, Suites 203 & 204, Portland, ME** **3,178± SF**

DNV Energy Insights USA renewed their lease for office space at 22 Free Street in Portland from landlord JB Brown & Sons. DNV is the world's leading classification society and a recognized advisor for the maritime industry.

The transaction was arranged by Brice O'Connor of The Boulos Company and Collin Grimes of CBRE.

October 2021 Transactions

Margaritas Management **273 Locust Street, Suite 200, Dover, NH** **2,550± SF**

Margaritas Management leased office space from Double Diamond Holdings South, LLC at 273 Locust Street in Dover. The tenant will relocate their office from Portsmouth to this new location.

The transaction was arranged on behalf of the landlord by Caitlin Burke and Kent White of The Boulos Company.

Casco Bay Cleaning Services **977 - 999 Forest Avenue, Portland, ME** **1,800± SF**

Casco Bay Cleaning Services leased 1,800± SF of office space at 977 - 999 Forest Ave in Portland from landlord Income Property Management. Casco Bay Cleaning was first formed in 2017 as a company to clean homes in the Portland area. Now, they have expanded to cleaning homes, offices, businesses, and government facilities.

The transaction was arranged by Claire Richardson of The Boulos Company.

Spurwink Services, Inc. **295 Forest Avenue, Portland, ME** **1,042± SF**

Spurwink Services, Inc. leased office space at 295 Forest Avenue in Portland from Retail Business Services, an Ahold Delhaize Company. Spurwink provides behavioral health and educational services for children, adults, and families.

The transaction was arranged by Derek Miller of The Boulos Company.

Tack Studios, LLC **254 Commercial Street, Suite 102, Portland, ME** **1,025± SF**

Tack Studios, LLC leased 1,025± SF of office space at 254 Commercial Street in Portland from Waterfront Maine. Tack Studios will use the office as a collaboration space to meet with boat builders, private clients, yacht managers, and naval architects on the interior design and exterior styling of sailing and power yachts from 35-80 feet.

The transaction was arranged by Derek Miller of The Boulos Company.

CX Associates, LLC **565 Congress Street, Suite 206B, Portland, ME** **1,025± SF**

CX Associates, LLC leased 1,025± SF of office space at 565 Congress Street in Portland from landlord Pachios Brothers I, LLC. CX Associates is dedicated to engineering better buildings for people and the planet. What started with building commissioning has since grown to offer a suite of services for new and existing buildings, energy management, and efficiency programs. As their experience deepens within their areas of expertise and across markets, CX Associates continues to develop new services to meet the needs of clients and an ever-changing industry.

The transaction was arranged by Nate Stevens of The Boulos Company.

Dirigo Culture Bank **977 - 999 Forest Avenue, Portland, ME** **900± SF**

Dirigo Culture Bank leased 900± SF of office space from Income Property Management at 999 Forest Avenue in Portland.

The transaction was arranged by Claire Richardson of The Boulos Company.

Corina Dunlap ND, MS **254 Commercial Street, Suite 258, Portland, ME** **501± SF**

Corina Dunlap ND, MS leased 501± SF of office space from Waterfront Maine at 254 Commercial Street in Portland. Dr. Corina Dunlap is a licensed naturopathic physician and medical researcher that specializes in combining natural medicine and cutting-edge research to treat women holistically. She will be running her practice out of this location.

The transaction was arranged on behalf of the landlord by Derek Miller of The Boulos Company and on behalf of the tenant by Charlie Craig of The Dunham Group.

October 2021 Transactions

LEASES - RETAIL

Lauren Lear Food & The Messy Cookie **1190 Forest Avenue, Portland, ME** **2,250± SF**

Lauren Lear Food Styling and Photography and The Messy Cookie leased retail space from landlord Bill Simpson at 1190 Forest Avenue in Portland, Maine. The food photographer and boutique bakery owner are excited to blend their businesses into a synergistic workspace and share their expertise with one another while growing their companies, focusing on their passion for food and sense of community.

The transaction was arranged on behalf of the tenant by Cameron Foster of The Boulos Company and on behalf of the landlord by Frank O'Connor of The Dunham Group.

Jersey Mike's Submarine & Salad Restaurant **461 Stillwater Avenue, Stillwater Crossing, Bangor, ME** **2,100± SF**

Jersey Mike's Subs leased 2,100± SF of retail space at 461 Stillwater Avenue in Bangor from V&E Enterprises, Inc. Jersey Mike's started in 1956 and has since grown to more than 2,000 locations nationwide. This will be their third official location in Maine.

The transaction was arranged on behalf of the landlord by Dan Greenstein of The Boulos Company and on behalf of the tenant by Pat Gallagher of Atlantic Retail Properties.

LEASES - INDUSTRIAL

Wayside Publishing **15 Gendron Drive, Units 4 & 5, Lewiston, ME** **17,030± SF**

Wayside Publishing leased 17,030± SF of industrial space from Gendron & Gendron at 15 Gendron Drive in Lewiston. Wayside Publishing is based out of Freeport, Maine and works with educators to create engaging teaching materials, such as books and digital tools in multiple languages. They will utilize this space for book storage.

The transaction was arranged on behalf of the landlord by Nick Lucas and Chris Paszyc, CCIM, SIOR of The Boulos Company and on behalf of the tenant by Jessica Estes and Claire Richardson of The Boulos Company.

Sunbelt Rentals **53 Leighton Road, Augusta, ME** **12,000± SF**

Sunbelt Rentals leased a build-to-suit space from J & R Associates, LLC at 53 Leighton Road in Augusta. They offer a diversified mix of general construction equipment, industrial tools, scaffolding, remediation/restoration equipment, and more. This will be their third location in Maine and anticipate opening in late 2022.

The transaction was arranged on behalf of the landlord by Nick Lucas of The Boulos Company and on behalf of the tenant by Derek Miller of The Boulos Company and Micah Stubblebine of The Stubblebine Company.

Square Manufacturing Company, LLC **15 Gendron Drive, Unit 3, Lewiston, ME** **8,515± SF**

Square Manufacturing Company, LLC leased industrial space at 15 Gendron Drive in Lewiston from D. Gendron Construction, Inc. Square Manufacturing Company is a small-batch manufacturer of quality wood furniture and objects that has outgrown their current location. They plan on opening for business late fall of 2021.

The transaction was arranged on behalf of the landlord by Noah Stebbins and Chris Paszyc, CCIM, SIOR of The Boulos Company.

P-Cube, Inc. **125 John Roberts Road, Unit 11, South Portland, ME** **6,000± SF**

P-Cube, Inc., an electronic parts manufacturer, leased 6,000± SF of industrial space from SJ Realty at 125 John Roberts Road in Scarborough.

The transaction was arranged on behalf of the landlord by Joseph Italiaander of The Boulos Company and on behalf of the tenant by Noah Stebbins of The Boulos Company.

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Iron Heart Canning Co. **12 Mill Brook Road, Saco, ME** **3,320± SF**

Iron Heart Canning Co. leased 3,320± SF of industrial space from Keith's Meter Service, Inc. The tenant plans on utilizing the space for the warehousing/distribution of products and storage of company-owned vehicles. Iron Heart Canning Co. is a full-service mobile cannery that started in the craft beer industry and has grown to include cideries, wineries, distilleries, and co-packing facilities.

The transaction was arranged on behalf of the landlord by Joseph Italiaander and Chris Gallagher of The Boulos Company and on behalf of the tenant by Brandon Mitchell of Malone Commercial Brokers.

McKinnon's Service Station Auto Repair **253 Calef Highway, Unit 3, Epping, NH** **3,000± SF**

McKinnon's Service Station leased industrial space from RNT Properties, LLC at 253 Calef Highway in Epping. McKinnon's is a diesel, auto, snowmobile, and Harley repair specialist. The tenant will be relocating from their current location to this larger space.

The transaction was arranged by Katherine Gemmecke of The Boulos Company.

Weedoo, LLC **1113 Riverside Street, Portland, ME** **3,000± SF**

Weedoo, LLC leased 3,000± SF of industrial space at 1113 Riverside Street in Portland.

The deal was arranged by John Finegan of The Boulos Company.

Zimmer Biomet **50 Dynamic Drive, Suite 10, Scarborough, ME** **2,000± SF**

Zimmer Biomet leased industrial space at 50 Dynamic Drive in Scarborough from M&R Holdings, LLC. Zimmer Biomet is a global medical device company that designs, manufactures, and markets musculoskeletal technologies and a wide range of related products for orthopaedic surgeons and clinicians.

The transaction was arranged on behalf of the landlord by Jon Rizzo and Drew Sigfridson, SIOR and on behalf of the tenant by Cameron Foster of The Boulos Company and Kevin Burnett of Colliers International.

Rapid Assault Tools **170 John Roberts Road, Suite 18, South Portland, ME** **1,500 ± SF**

Rapid Assault Tools leased 1,500± SF of industrial space at 170 John Roberts Road in South Portland from landlord Carbo Company. Rapid Assault Tools develops and produces high-quality breaching tool equipment for military and law enforcement operators, first responders, industrial environments, and even deep-sea applications.

The transaction was arranged by Joseph Italiaander of The Boulos Company.