



157 DEER STREET, LOTS 4 & 5, PORTSMOUTH, NH 0.94± ACRES PURCHASED BY EIGHTKPH, LLC

EIGHTKPH, LLC purchased 0.94± acres of land in the heart of downtown Portsmouth at the corner of Maplewood Avenue and Deer Street from Deer Street Associates. The buyer is looking to reposition the two prime lots, part of a five-lot subdivision, by capitalizing on favorable density zoning.

The transaction was arranged on behalf of the seller by Christian Stallkamp of The Boulos Company and on behalf of the buyer by Deane Navaroli of William and Reeves Commercial Real Estate.



321 & 327 ELM STREET, BIDDEFORD, ME 29,816± SF PURCHASED BY G.L. ROGERS & CO., INC.

G.L. Rogers & Co., Inc. purchased a 29,816± SF retail building from Gendron Real Estate at 321-327 Elm Street in Biddeford, Maine. The Boulos Company was originally retained in 2017 to help stabilize the center, which suffered from high vacancy and a revolving tenant mix. Capitalizing on Family Dollar's popularity, The Boulos Company crafted a marketing program that targeted complimentary businesses. Once on the market, the center brought multiple offers, with the successful bidder being G.L. Rogers out of New Hampshire. G.L. Rogers had been working on a 1031 exchange from a previous sale and saw 321-327 Elm Street as an investment that they'll be able to add value to over time in a growing market.

The transaction was arranged by Chris Paszyc, CCIM, SIOR, and Christian Stallkamp of The Boulos Company.



9 DUN GARVIN ROAD, JONESPORT, ME 94.0± ACRES PURCHASED BY THE KINGFISH COMPANY

The Kingfish Company purchased 94.0± acres of land from W.W. Wood Properties, LLC in Jonesport, Maine. The Kingfish Company is a pioneer and leader in sustainable land-based aquaculture. Upon completion, the facility will serve as Kingfish's first production facility in the U.S.

The purchase follows the approval of two final permits from the State of Maine's Department of Environmental Protection (MDEP) earlier this month that enable Kingfish Maine to advance to pre-construction design and engineering on schedule.

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

December 2021 Transactions

SALES

Dynamic Sun, LLC **INCUBE 51, Innovation District at The Downs, Scarborough, ME** **6,000± SF**

Dynamic Sun, LLC purchased three INCUBE 51 units in The Downs for a combined total of 6,000± SF of industrial space from MRW Development, LLC. The purchaser has leased two of the spaces already and plans to lease the last unit as well.

The transaction was arranged on behalf of the seller by Jon Rizzo and Drew Sigfridson, SIOR, of The Boulos Company and on behalf of the buyer by Daniel Greenstein of The Boulos Company.

Saco Retail Management, LLC **507 Main Street, Saco, ME** **4,308± SF**

Saco Retail Management, LLC purchased a retail building from 507 Main Street, LLC at 507 Main Street in Saco, Maine. The buyer plans to redevelop the site into a 5,363± SF retail building that will include a 2,300± SF Chipotle with pick-up window. For additional leasing inquiries, please contact Joseph Italiaander at 207-772-1333.

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

L34 INNO, LLC **Innovation District at The Downs, Scarborough, ME** **0.92± AC**

L34 INNO, LLC purchased 0.92± AC of land from Crossroads Holdings, LLC and plans on constructing a 10,000-15,000± SF building that will be available for lease. For more information, contact Jon Rizzo at 207-772-1333.

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

Origins Cannabis Company **30 Bangor Street, Augusta, ME** **1,860± SF**

Origins Cannabis Company purchased an 1,860± SF cannabis retail store at 30 Bangor Street in Augusta, Maine, from Trek Realty, LLC. This location will be this company's third cannabis-retail storefront.

The transaction was arranged by Nick Lucas of The Boulos Company.

LEASES - OFFICE

F.H. Cann **100 Domain Drive, Exeter, NH** **56,822± SF**

F.H. Cann leased office space at 100 Domain Drive in Exeter, New Hampshire, from 100 Domain Drive EI, LLC. F.H. Cann is a national leader in providing clients with contact center, financial recovery, loan servicing, and business process outsourcing solutions for over two decades. F.H. Cann is expanding from their Massachusetts office.

The transaction was arranged on behalf of the landlord by Kent White and Caitlin Burke of The Boulos Company and on behalf of the tenant by Thomas Farrelly of Cushman & Wakefield.

Ameriprise Holdings, Inc. **Two Portland Square, Portland, ME** **10,949± SF**

[Ameriprise Holdings, Inc.](#) renewed their lease for office space at Two Portland Square in Portland, Maine, from North River IV, LLC. Ameriprise helps clients to achieve their financial goals, prepare for the unexpected, and offers a range of product solutions, including investments, insurance, annuities, and banking.

The transaction was arranged on behalf of the landlord by Drew Sigfridson, SIOR, of The Boulos Company and on behalf of the tenant by Jim Harnden of Harnden Commercial Brokers.

December 2021 Transactions

Spectrum Northeast, LLC **340 Cumberland Avenue, Portland, ME** **5,722± SF**

Spectrum Northeast renewed their lease at 340 Cumberland Avenue in Portland, Maine, from Sweetwater Partners, Inc.

The transaction was arranged on behalf of the tenant by Tony McDonald, CCIM, SIOR, of The Boulos Company and on behalf of the landlord by Joseph Porta of Porta & Company.

Low Income Housing Co. **One Portland Square, Portland, ME** **3,684± SF**

[Low Income Housing Co.](#) (LIHC) renewed their lease at One Portland Square in Portland, Maine, from North River IV, LLC. LIHC was founded 25 years ago, and has grown to become one of the most respected real estate investment groups in the industry.

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

First American Title Insurance Co. **707 Sable Oaks Drive, South Portland, ME** **3,139± SF**

[First American Title Insurance Co.](#) renewed their lease at 707 Sable Oaks Drive in South Portland, Maine, from Second Portland Limited Partnership. First American Title helps homebuyers and sellers, real estate agents and brokers, mortgage lenders, commercial property professionals, homebuilders and developers, title agencies and legal professionals close transactions.

The transaction was arranged on behalf of the landlord by Craig Young, CCIM, of The Boulos Company and on behalf of the tenant by Jim Harnden of Harnden Commercial Brokers.

HHMPS Group **100 Middle Street, Portland, ME** **2,789± SF**

HHMPS Group, an investment company, will be expanding their business by subleasing office space from sub-landlord, BerryDunn, at 100 Middle Street in Portland, Maine.

The transaction was arranged on behalf of the sub-landlord by Chris Paszyc, CCIM, SIOR, and Jessica Estes of The Boulos Company and on behalf of the sub-tenant by Nate Stevens and Samantha Marinko of The Boulos Company.

Wildwood Medicine **16 Northbrook Drive, Falmouth, ME** **2,400± SF**

[Wildwood Medicine](#) leased medical space from Goldmac Realty, LLC at 16 Northbrook Drive in Falmouth, Maine. Wildwood Medicine, founded in 2005, is a health center and clinic focused on creating an environment that fosters a modern, integrated approach to health care. Services offered are naturopathic medicine, acupuncture, physical therapy, and more. Wildwood will be relocating from their India Street, Portland location to the new Falmouth location.

The transaction was arranged on behalf of the tenant by Jessica Estes and Claire Richardson of The Boulos Company and on behalf of the landlord by Paul Goldstein of Goldmac Realty, LLC.

Protein Foundation **85 Exchange Street, Suite #201, Portland, ME** **1,065± SF**

[Protein Foundation](#) leased office space from Top of Exchange, LLC at 85 Exchange Street in Portland for the foundation's Maine-based executives. The Protein Foundation, founded in 1983, is a group of faith-based businessmen that set about acquiring and operating businesses to fund their vision for feeding the hungry both spiritually and physically around the country and abroad.

The transaction was arranged on behalf of the tenant by Chris Romano of The Boulos Company and on behalf of the landlord by Peter Harrington of Malone Commercial Brokers.

December 2021 Transactions

Rumford Capital Group

100 Commercial Street, Suite 407, Portland, ME

738± SF

Rumford Capital Group, leased office space from Soley Wharf, LLC at 100 Commercial Street in Portland, Maine. The tenant will be relocating their office from Los Angeles to Portland's waterfront.

The transaction was arranged on behalf of the tenant by Chris Romano of The Boulos Company and on behalf of the landlord by Peter Harrington of Malone Commercial Brokers.

LEASES - RETAIL

Buffalo Wild Wings

400 US Route 1 Bypass/West End Yards, Portsmouth, NH

4,942± SF

[Buffalo Wild Wings](#) leased retail space from Torrington Properties, Inc. Buffalo Wild Wings, synonymous for their Buffalo, New York-style wings, will relocate its recently closed Newington location to the West End Yards development. The new eatery is scheduled to open in the spring of 2022. This new Wild Wings will feature a bar made from recycled basketball courts and a LED modular "Jumbotron" screen that will flank an entire wall, among other features.

The transaction was arranged by Caitlin Burke and Kent White of The Boulos Company.

Bayside Bark

31 Diamond Street, Portland, ME

4,548± SF

[Bayside Bark](#) leased retail space at 31 Diamond Street in Portland, Maine, from 31 Diamond Street, LLC. Over the next several months, this building will be transformed into a multi-tenanted, industrial-chic building and Bayside Bark will move from their current location at 211 Marginal Way once it is complete and will use this space for retail, training, and grooming.

The deal was arranged on behalf of the tenant by John Finegan of The Boulos Company and on behalf of the landlord by Tom Moulton of The Dunham Group.

Bread and Friends, LLC

505 Fore Street, First Floor, Portland, ME

2,996± SF

[Bread and Friends, LLC](#) is expanding their business by leasing retail space from Casco View Holdings III, LLC at 505 Fore Street in Portland, Maine. Bread and Friends culminated through four friends' passion for hospitality, food, and a good time. They make whole grain, naturally leavened bread, pastries, and more.

The transaction was arranged on behalf of the landlord by Nate Stevens of The Boulos Company and on behalf of the tenant by Josh Soley of Maine Realty Advisors.

Farmhouse Floral by Estabrook's

33 Yarmouth Crossing, Yarmouth, ME

1,344± SF

[Farmhouse Floral by Estabrook's](#), a full service, family-owned and operated florist, leased retail space from 33 NexGen, LLC at 33 Yarmouth Crossing in Yarmouth, Maine. Estabrook's flagship store is located in Yarmouth, Maine where they have been serving the community for more than three generations. They also have a seasonal location in Kennebunk, Maine. The tenant plans on expanding their growing business into this new space.

The transaction was arranged by Jessica Estes and Claire Richardson of The Boulos Company.

Sarah Schley

9 Union Street, Portland, ME

750± SF

Sarah Schley leased retail space from Deering Avenue Associates, Inc. to open a new hair salon at 9 Union Street in Portland, Maine. She anticipates opening in early 2022.

The transaction was arranged on behalf of the landlord by Nate Stevens and Samantha Marinko of The Boulos Company and on behalf of the tenant by Michael Cobb II of Colliers International.

December 2021 Transactions

LEASES - INDUSTRIAL

Paradigm Windows **56 Milliken Street, Portland, ME** **109,589± SF**

[Paradigm Windows](#) renewed their lease at 56 Milliken Street in Portland, Maine, from 56 Milliken, LLC. Paradigm Windows was founded in 1981, and provides premium quality, Energy Star® rated vinyl windows and doors for the new construction and remodeling industry, for both commercial and residential properties.

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

Barber Foods **56 Milliken Street, Portland, ME** **91,036± SF**

[Barber Foods](#) leased industrial space at 56 Milliken Street in Portland, Maine, from 56 Milliken, LLC. Barber Foods started in Portland in 1955 and specializes in a wide variety of easy-to-prepare frozen entrees. In 2017, the parent company, AdvancePierre Foods was acquired by Tyson Foods. This building will be used for production and storage space.

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

Plaice Cove Spirits **121 Broadway, Dover, NH** **28,000± SF**

[Plaice Cove Spirits](#) leased industrial space from 121 Broadway, LLC at 121 Broadway in Dover, New Hampshire. Plaice Cove Spirits is a fully integrated spirits group that does traditional co-packing as well as brand incubation. Additionally, they can manufacture, distribute, and manage brand development and marketing to expose product to a wide array of audiences.

The transaction was arranged by Kent White of The Boulos Company.

Bite Into Maine **31 Diamond Street, Unit C, Portland, ME** **3,416± SF**

[Bite Into Maine](#) leased industrial space from 31 Diamond Street, LLC to expand their production to-go services. Bite Into Maine was founded by a husband-and-wife duo in 2011 and started as a 72± SF food cart at the Portland Head Light. They specialize in non-traditional lobster rolls and have been featured on The Cooking Channel, The Food Network, and on Netflix's "Somebody Feed Phil".

The transaction was arranged on behalf of the tenant by Jon Rizzo of The Boulos Company and on behalf of the landlord by Tom Moulton of The Dunham Group.

Bayside Furniture Repair & Upholstery **170 John Roberts Road, Suite #9, South Portland, ME** **1,500± SF**

[Bayside Furniture Repair & Upholstery](#) leased industrial space at 170 John Roberts Road in South Portland, Maine, from the Carbo Company. Bayside Furniture Repair & Upholstery has over 30 years of experience in supporting local furniture stores with storage, repair and upholstery needs. Additionally, they schedule in-home services and work with individual clients and designers in the area. They plan on utilizing this location as additional storage and production space.

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