



5 MILK STREET, PORTLAND, ME

28,139± SF PURCHASED BY OLYMPIA MILK STREET, LLC

Olympia Milk Street, LLC purchased a 28,139± SF office building from 5 Milk Street, LLC in an off-market transaction. The buyer plans to utilize a portion of the building as an office location for its business unit, Olympia Equity Investors.

[The Olympia Companies](#), originally founded as The Erin Company by Larry Mahaney in 1969, is a real estate organization primarily devoted to development, hotel management, and equity investment opportunities.

The transaction was arranged on behalf of the seller by Nate Stevens and on behalf of the buyer by Greg Boulos from The Boulos Company.



295 PARK AVENUE, PORTLAND, ME

7,197± SF PURCHASED BY GREATER PORTLAND HEALTH

[Greater Portland Health](#) purchased a 7,197± SF medical building from Firehouse Five, LLC at 295 Park Avenue in Portland for \$2,100,000. This new location will be easily accessible for their current clients and will offer them more room for expansion possibilities.

Greater Portland Health is a medical practice facility committed to offering everyone in the community high-quality and affordable care. Established in 2009 as the Portland Community Health Center, they now serve over 12,600 clients across 12 locations in Portland, South Portland, and Westbrook.

The transaction was arranged on behalf of the buyer by Greg Boulos and Samantha Marinko of The Boulos Company and on behalf of the seller by Katie Allen and Tom Moulton of The Dunham Group.



0 MT. AUBURN AVENUE, AUBURN, ME

29.12± AC PURCHASED BY A.R. BUILDING COMPANY

[A.R. Building Company](#) purchased a 29.12± acre parcel of land from Just Because, LLC to develop 128 housing units, which will be a mix of one and two-bedroom apartments in two four-story buildings that will be connected by a clubhouse. The apartment complex will feature a gym, pool, and in-unit laundry facility. Construction will begin this spring with a targeted completion period of 24-36 months.

The transaction was arranged by Craig Young, CCIM of The Boulos Company.

March 2022 Transactions

SALES

Jeffrey Deuink Revocable Trust

407 The Hill Units 6-16, Portsmouth, NH

1,066± SF

Jeffrey Deuink Revocable Trust purchased Units 6-16 at 407 The Hill from Samuel Beck House, LLC. The owner purchased this historic building in Downtown Portsmouth as an investment property. At the time of sale, the 910± SF first floor commercial space was vacant, and the two-bedroom second floor apartment was leased.

The transaction was arranged on behalf of the seller by Caitlin Burke and Kent White of The Boulos Company and on behalf of the buyer by Ron Talon of ReMax Bayside.

LEASES - OFFICE

HistoryIT

202 Gannett Drive, South Portland, ME

8,200± SF

[HistoryIT](#), a transformative technology and services company, leased 8,200± SF of office space in South Portland from Jordan Family Holdings. HistoryIT offers comprehensive digital archive services that are deeply rooted in the digital preservation strategies that they build with each of their clients. This new location will provide the tenant with abundant parking, a suburban setting, more than double the square footage, and will serve as a central hub where all operations can be done in-house.

The transaction was arranged on behalf of the tenant by Cameron Foster of The Boulos Company and on behalf of the landlord by Andrew Ingalls of Malone Commercial Brokers.

Legacy Properties Sotheby's International Realty

Two City Center, Portland, ME

7,600± SF

[Legacy Properties Sotheby's International Realty](#) renewed their office lease with Two City Center, LLC. Legacy Properties Sotheby's International Realty is Maine's leading luxury real estate company with more than 80 agents and 6 office locations serving Maine coastal communities from York County to Hancock County, as well as Seacoast New Hampshire.

The transaction was arranged by Greg Boulos of The Boulos Company.

WBRC Architects-Engineers

701 Forest Avenue, Portland, ME

6,253± SF

WBRC Architects-Engineers leased 6,253±SF at 701 Forest Ave from CAM Cony, LLC.

The transaction was arranged on behalf of the landlord by John Finegan of The Boulos Company and on behalf of the tenant by Justin Lamontagne of The Dunham Group.

Simply Homes, Inc.

16 Middle Street, Portland, ME

5,373± SF

Simply Homes, Inc. subleased office space from sub-landlord Tilson Technology Management on Middle Street in Portland. Simply Homes is a startup company that buys homes that are distressed, outdated, or just need a little TLC. No showings, cleaning, or repairs. They ensure clients get the highest off-market price possible.

The transaction was arranged on behalf of the sub-landlord by Claire Richardson and on behalf of the sub-tenant by Jon Rizzo of The Boulos Company.

Wentworth Douglass Hospital

92 Farmington Road, Rochester, NH

4,595± SF

[Wentworth Douglass Hospital](#) leased space at The Ridge Marketplace on Route 11 in Rochester, New Hampshire, from Waterstone Properties Group, Inc. Wentworth Douglass Hospital is a nationally recognized, not-for-profit charitable healthcare organization located in the Seacoast community of Dover, NH, with a 116-year history of compassionate care and innovation. The tenant will use the space for primary care and ancillary medical services for the Rochester community.

The transaction was arranged by Kent White and Christian Stallkamp of The Boulos Company.

March 2022 Transactions

Deanna Lynn Insurance Agency, LLC 155 Lisbon Street, Lewiston, ME 1,582± SF

[Deanna Lynn Insurance Agency, LLC](#) leased office space to open a State Farm Insurance office in downtown Lewiston from The Hartley Block, LP. The anticipated opening date will be summer of 2022.

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

Sea Change Yoga 175 Lancaster Street, Portland, ME 1,050± SF

[Sea Change Yoga](#) leased office space in the Bayside Center from Bayside I, II, III and IV, LLC. Sea Change Yoga is a non-profit yoga organization dedicated to bringing the healing power of trauma-informed yoga and meditation to all, teaching in substance use recovery centers, transitional group homes, and correctional institutes.

The transaction was arranged by Nate Stevens and Sasha Bogdanovics of The Boulos Company.

LEASES - RETAIL

Starbird Piano Gallery 525 Forest Avenue, Portland, ME 7,200± SF

[Starbird Piano Gallery](#) leased retail space in Portland from Income Property Management. Starbird, a locally owned business since 1951 and Maine's largest piano gallery, offers piano lessons, as well as grand and upright acoustic pianos, hybrid pianos, digital pianos, and portable keyboards. They will be returning to this space after more than 20 years and have an anticipated opening of April 1, 2022.

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

Conant Conditioning, LLC 50-72 Main Street, Kennebunk, ME 3,072± SF

Conant Conditioning, LLC (formerly known as the Fitness Nut House) leased retail space in Kennebunk, Maine, from Park Square Property, LLC.

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

Briar & Bone 285-289 Main Street, Biddeford, ME 1,200± SF

Briar & Bone leased retail space from 289 Main Street, LLC to open their first brick and mortar boutique where they will offer curated homegoods and art. They anticipate opening in summer of 2022.

The deal was arranged on behalf of the tenant by Claire Richardson of The Boulos Company and on behalf of the landlord by Thomas Gadbois of F.O. Bailey Real Estate.

LEASES - INDUSTRIAL

Home Express Delivery Service, LLC 290 Presumpscot Street, Portland, ME 39,900±

Home Express Delivery Service, LLC leased industrial space from Factors Financial FRC, Inc. Home Express Delivery Service is the parent company to [Temco Logistics](#), which is a California-based solutions provider delivering and installing home goods since 1968. Temco performs over 6,000 residential, business, job site, and commercial deliveries per day, 7 days a week.

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

March 2022 Transactions

Atlantic Plywood Corporation

54 Milliken Street, Portland, ME

34,843± SF

[Atlantic Plywood Corporation](#) leased 34,843± SF of industrial space from Plymouth 56 Milliken, LLC in the newly constructed building. Atlantic Plywood Corporation is the leading wholesale supplier of quality hardwood, plywood, and panel products on the East Coast. They provide an unparalleled selection of plywood and related building products to a variety of woodworking industries.

The transaction was arranged on behalf of the landlord by Jon Rizzo and Drew Sigfridson, SIOR, of The Boulos Company and on behalf of the tenant by Mike Cobb and Mathew Stauber of Colliers International.

Good to Go, LLC

100 Tri City Road, Somersworth, NH

6,733± SF

[Good to Go, LLC](#) leased industrial space from 100 Tri City, LLC in Somersworth, New Hampshire. Good-to-Go was founded by Jennifer Scism and her husband David Koorits. Jennifer is an accomplished chef and co-owner of Annisa, a nationally recognized restaurant in New York's Greenwich Village. She has cooked for New York Times four-star rated restaurants, traveled to over 20 countries studying regional foods, and has beaten the Iron Chef, Mario Batali, on the Food Network's Iron Chef program. Good-to-Go produces lightweight dehydrated gourmet camping meals that are perfect for any adventure. They will utilize their new space for warehousing and distribution.

The transaction was arranged on behalf of the landlord by Kent White and Katherine Gemmecke and on behalf of the tenant by Christian Stallkamp of The Boulos Company.

Pristine Cleaning Co.

100 Innovation Way, Scarborough, ME

3,957± SF

Pristine Cleaning Co. leased two industrial units from Oyster Development, LLC for storing and maintaining cleaning supplies and equipment. The two units are located in the Innovation District at The Downs in Scarborough.

Unit #8 will be utilized by [Pristine Exterior Cleaning](#), specializing in exterior residential cleaning services such as softwashing homes, roofs, window cleaning, and more. [Pristine House Cleaning](#) provides quality residential cleaning services in Cumberland and York counties and will be utilizing Unit #9.

The transaction was arranged by Claire Richardson and John Finegan of The Boulos Company.

