



1 BEANPOT CIRCLE, PORTLAND, ME

13.00± AC PURCHASED BY THE INSTITUTE FOR DIGITAL ENGINEERING AND LIFE SCIENCES

[The Institute for Digital Engineering and Life Sciences](#), a nonprofit set up by the Roux family, purchased the former B&M Baked Beans factory at 1 Beanpot Circle in Portland from B&G Foods. The factory will be redeveloped over the next ten years and replaced with shops, offices, and classrooms for the Roux Institute at Northeastern University.

The transaction was arranged by Tony McDonald, CCIM, SIOR, of The Boulos Company.



70 BENNETT STREET, BANGOR, ME

200,000± SF PURCHASED BY J.B. BROWN AND SONS

In April 2022, J.B. Brown and Sons purchased a fully leased 200,000± SF industrial distribution facility from Penobscot Logistics Solutions in Bangor. This was an off-market investment opportunity uncovered by Drew Sigfridson, SIOR of The Boulos Company through contacts with the Seller. The buyer had a 1031 exchange requirement and was looking to acquire property in different locations throughout Maine. This property was a strategic acquisition to purchase a high-quality industrial facility at a good basis with existing cash flow, while also acquiring abutting land for a future development project. J.B. Brown and Sons is one of the oldest and largest property owners in Greater Portland. The company owns, leases, and manages commercial properties including office, warehouse, manufacturing, retail, parking lots, and mixed-use buildings.

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



5 PERKINS WAY, NEWBURYPORT, MA

54,900± SF PURCHASED BY 5 PERKINS WAY, LLC

The owner of Buy New England Lobster, LLC, a wholesale lobster distribution company, purchased the 8-unit property on 5 Perkins Way in Newburyport, MA. Two of the eight units will eventually serve as their new headquarters. The other six units are leased to other tenants, with one unit available for lease in October 2022. Caitlin Burke worked with the buyer for close to a year in a very competitive market. They considered both sale and lease options from Boston to Portsmouth along I-95.

The transaction was arranged on behalf of the buyer by Caitlin Burke of The Boulos Company and on behalf of the seller by Austin Spinella of Coldwell Banker Realty.



774 CENTER STREET, AUBURN, ME

12,619± SF PURCHASED BY ANDROSCOGGIN COUNTY OF MAINE

[Androscoggin County of Maine](#) purchased a 6.54± AC parcel of land improved with a 12,619± SF mixed-use building from Quiz Kids, LLC/Malibu Rentals, LLC for \$4.52 million. Androscoggin County of Maine will utilize this space as the new Sheriff's Office.

The transaction was arranged on behalf of the seller by Chris Paszyc, CCIM, SIOR, of The Boulos Company and on behalf of the buyer by Billy Bergeron of Fontaine Family, The Real Estate Leader.

April 2022 Transactions

SALES

Bucephalus, LLC

451 High Street, Somersworth, NH

24,220± SF

Bucephalus, LLC purchased a 24,220± SF retail building at 451 High Street in Somersworth from Summit Land Development.

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

Redfern Properties

45 Forest Avenue, Portland, ME

75,489± SF

[Redfern Properties](#) purchased the former New England Telephone and Telegraph Building for an undisclosed price from Consolidated Communications. Redfern will redevelop the vacant 75,489± SF office building into 81 apartments, with 25% of the units deed-restricted as workforce housing. The units will be a combination of studio and one-bedroom apartments, and the property will include tenant amenities such as a co-working lounge, fitness room, and electronic package concierge.

The transaction was arranged on behalf of the seller by Tony McDonald, CCIM, SIOR, Jon Rizzo, and John Finegan and on behalf of the buyer by Drew Sigfridson, SIOR, of The Boulos Company.

North Augusta Self-Storage, LLC

53 Industrial Drive, Augusta, ME

34,200± SF

North Augusta Self-Storage, LLC purchased a 178-unit self-storage facility on 5.01± AC of land from Alco Storage, LLC. The buyer saw this as a great addition to their portfolio with a strong upside.

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

443 Main, LLC

443 Main Street, Biddeford, ME

11,368± SF

443 Main, LLC purchased an 11,368± SF office building from Marcel Tremblay, Inc.

The transaction was arranged on behalf of the buyer by Claire Richardson and Drew Sigfridson, SIOR, of The Boulos Company and on behalf of the seller by John Robinson of RE/MAX Shoreline.

One Earth Holdings, LLC

52 Spruce Street, Easton, ME

31,840± SF

One Earth Holdings, LLC purchased a 31,840± SF industrial building from TTJR, LLC as part of their investment portfolio.

The transaction was arranged on behalf of the seller by Daniel Greenstein of The Boulos Company and on behalf of the buyer by Patrick Lockman with Mon Ami Realty.

Allspeed Bicycle

38 West Bethel Road, Bethel, ME

2,180± SF

[Allspeed Bicycle](#) purchased a former gas station at 38 West Bethel Road from C.N. Brown Company. They will convert the space into a retail storefront.

The transaction was arranged on behalf of the seller by Derek Miller and Nick Lucas of The Boulos Company and on behalf of the buyer by Luke Malone, Joe Malone, and Jennifer Small of Malone Commercial Brokers.

LEASES - OFFICE

Capital One

One Monument Square, Portland, ME

25,340± SF

Capital One renewed their office lease at One Monument Square in Portland from Congress Federal Realty, LLC.

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

April 2022 Transactions

Fresenius Medical Care 987 Lisbon Street, Lewiston, ME 10,400± SF

[Fresenius Medical Care](#) leased medical office space from Winter Harbor Management, LLC. Fresenius will use the building as an outpatient dialysis facility.

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 Jeff Bruk of Bruk Realty Advisors.

BrainCube, Inc. 280 Fore Street, Portland, ME 7,383± SF

BrainCube, Inc. subleased 7,383± SF of office space from sub-landlord The Beacon Group at 280 Fore Street in Portland.

The transaction was arranged on behalf of the sub-landlord by Nate Stevens and on behalf of the sub-tenant by John Finegan of The Boulos Company.

Maine State Credit Union 36 Anthony Avenue, Augusta, ME 6,000± SF

[Maine State Credit Union](#) leased 6,000± SF of office space from J&R Associates, LLC. MSCU is growing and will utilize this new space as a call center.

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

Casella Waste Systems 207 Larrabee Road, Westbrook, ME 5,700± SF

[Casella Waste Systems](#) leased office space from Hanover Realty at 207 Larrabee Road in Westbrook with plans to relocate to this new location upon completion of building improvements. They anticipate being fully operational by summer of 2022.

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

A Mindful Eye, LLC 500 Canal Street, Lewiston, ME 5,690± SF

[A Mindful Eye, LLC](#) leased office space from Little Canada, LLC in Lewiston. A Mindful Eye is an at-home occupational therapy service for all ages. The tenant plans to open a therapy office at this new location and anticipates being fully operational by late spring of 2022.

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

Undisclosed Tenant 202 Gannett Drive, South Portland, ME 4,040± SF

An undisclosed tenant leased office space at 202 Gannett Drive in South Portland from Jordan Family Holdings. The tenant will open a new law firm at this location and anticipates opening late spring/early summer 2022.

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

The Family Center of Maine 261 US Route One, North Tower, Falmouth, ME 3,972± SF

[The Family Center of Maine](#) leased 3,972± SF of office space from Falmouth Center, LLC. The Family Center of Maine helps families and individuals achieve mental wellness. With existing locations in Gorham and Scarborough, the Falmouth center will be their third location.

The transaction was arranged on behalf of the tenant by Sasha Bogdanovics of The Boulos Company and on behalf of the landlord by Steve Baumann of Compass Commercial Brokers.

April 2022 Transactions

Maine Affordable Energy BQC **100 Middle Street, Portland, ME** **3,505± SF**

[Maine Affordable Energy](#) subleased office space at 100 Middle Street in Portland, Maine, from sub-landlord BerryDunn. The tenant was in need of short-term office space and will occupy a portion of the vacated space by BerryDunn.

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

Overwatch Laboratories, LLC **1250 Forest Avenue, Portland, ME** **2,133± SF**

Overwatch Laboratories, LLC leased 2,133± SF of medical office space at 1250 Forest Avenue from PMR Realty, LLC.

The transaction was arranged on behalf of the landlord by John Finegan and Claire Richardson of The Boulos Company and on behalf of the tenant by Sam LeGeyt of The Dunham Group.

Kleinfelder **One City Center, Portland, ME** **2,090± SF**

Kleinfelder leased 2,090± SF of office space at One City Center in Portland from Coldwell Banker.

The transaction was arranged on behalf of the landlord by John Finegan of The Boulos Company and on behalf of the tenant by Matt Perry of JLL.

Groups Recover Together **124 Bennett Drive, Caribou, ME** **2,000± SF**

[Groups Recover Together](#) leased office space from landlord Dana Cassidy at 124 Bennett Drive in Caribou, Maine. Groups Recover Together provides counseling to those struggling with addiction. Groups Recover Together and the State of Maine have partnered together to help end opioid addiction in Maine.

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

Quince & Company **443 Main Street, Biddeford, ME** **1,460± SF**

[Quince & Company](#) leased office space in Biddeford from 443 Main, LLC. The tenant plans on relocating their current downtown location to this new space, which is closer to their warehouse facility.

The transaction was arranged on behalf of the landlord by Claire Richardson and on behalf of the tenant by Nate Stevens and Samantha Marinko of The Boulos Company.

Lasso, LLC **22 Monument Square, Portland, ME** **1,421± SF**

Lasso, LLC leased creative office space from Storrey Industries, LLC at 22 Monument Square in Portland, Maine. Lasso, LLC is a socially focused creative studio that offers content production, e-commerce development, brand strategy, and digital marketing. They anticipate being fully operational by May of 2022.

The transaction was arranged by Samantha Marinko and Nate Stevens of The Boulos Company.

Alice James Books **Pineland, Auburn Hall, New Gloucester, ME** **788± SF**

[Alice James Books](#), a publishing company since 1973, leased office space from October Corporation at the Pineland Center. Alice James Books is currently located in Farmington, Maine, and plans on expanding into this new space due to its centralized location.

The transaction was arranged on behalf of the landlord by Claire Richardson and on behalf of the tenant by Sasha Bogdanovics of The Boulos Company.

April 2022 Transactions

LEASES - RETAIL

Wedding Angels Bridal Boutique

101 York Street, Portland, ME

7,391± SF

[Wedding Angels Bridal Boutique](#) leased retail space at 101 York Street in Portland from J.B. Brown and Sons. This new downtown Portland space will allow them to customize their floorplan to suit their needs. Wedding Angels Bridal Boutique is an intimate shop offering a large selection of new dresses for brides and bridal parties.

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

F45 Training

178 Kennebec Street, Portland, ME

2,967± SF

F45 Training leased retail space from Furman Bayside Studios, LLC in Portland. The tenant plans to build a gym over the next several months and anticipates being operational by late summer/early fall of 2022.

The transaction was arranged on behalf of the tenant by John Finegan of The Boulos Company and on behalf of the landlord by Jennifer Small of Malone Commercial Brokers.

Willow Salon, LLC

209 Western Avenue, South Portland, ME

1,470± SF

[Willow Salon, LLC](#) leased retail space from Raphael Limited Partnership at 209 Western Avenue in South Portland, Maine. The tenant plans on opening a hair salon from this new location immediately following renovations.

The transaction was arranged on behalf of the landlord by Samantha Marinko and Greg Boulos of The Boulos Company and on behalf of the tenant by John Doyon of Malone Commercial Brokers.

LEASES - INDUSTRIAL

National Leading Food Distributor

45 Industrial Park Road, Saco, ME

125,000± SF

A national leading food distributor leased 125,000± SF of industrial space in Saco from NPSSA Saco, LLC. The tenant anticipates moving into the space by spring of 2023.

The transaction was arranged by Jon Rizzo of The Boulos Company.

TopMark Funding, LLC

300 Constitution Avenue, Portsmouth, NH

10,545± SF

TopMark Funding, LLC leased 10,545± SF of industrial space from Constitution Realty of Portsmouth.

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

Tanbark Molded Fiber Products, Inc.

34 Spring Hill Road, Saco, ME

10,126± SF

[Tanbark Molded Fiber Products, Inc.](#) subleased industrial space from sub-landlord Phasex Corporation. Tanbark Molded Fiber Products is a production facility that specializes in custom, sustainable molded fiber packaging.

The transaction was arranged on behalf of the sub-landlord by Jon Rizzo and Drew Sigfridson, SIOR, of The Boulos Company and on behalf of the sub-tenant by Luke Malone and Jennifer Small of Malone Commercial Brokers.

Toad&Co.

31 Diamond Street, Portland, ME

7,826± SF

[Toad&Co.](#) leased industrial space from 31 Diamond Street, LLC. The tenant plans to renovate part of the building into warehouse space with a retail storefront for their resale vintage clothing line. They anticipate opening by spring of 2023.

The transaction was arranged on behalf of the tenant by Nate Stevens of The Boulos Company and on behalf of the landlord by Tom Moulton and Katie Allen of The Dunham Group.

April 2022 Transactions

Chatham Candy Manor

651 Riverside Street, Portland, ME

4,500± SF

[Chatham Candy Manor](#) leased industrial space from 815 Forest Ave, LLC. Candy Manor is a chocolatier that has operated out of Chatham, MA, for 65 years. With an increase in internet orders, they needed a new production and distribution facility. They anticipate opening in July 2022.

The transaction was arranged on behalf of the tenant by Sasha Bogdanovics and Jon Rizzo of The Boulos Company and on behalf of the landlord by Vince Ciampi of Porta & Co.

Evergreen Building Company, LLC

125 John Roberts Road, South Portland, ME

4,000± SF

[Evergreen Building Company, LLC](#) leased industrial space from SJ Realty at 125 John Roberts Road in South Portland. Evergreen Building Company has provided construction management and design services to homeowners, developers, and businesses throughout southern Maine for over 25 years. The tenant was looking for space to expand their business into millwork.

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

Northeast Safety

60 Gray Road, Falmouth, ME

3,761± SF

[Northeast Safety](#) leased industrial space from Deering Ave Associates, Inc. and Portland North Partners, LLC. Northeast Safety is a leading traffic control company providing flaggers and traffic control services to construction and utility industries in Maine and parts of New Hampshire.

The transaction was arranged on behalf of the landlord by Jon Rizzo of The Boulos Company and on behalf of the tenant by Jennifer Small of Malone Commercial Brokers.

