



1 FRANKLIN STREET, EXETER, NH

11,737±SF PURCHASED BY AC HOSPITALITY, LLC

Jay and Liz Curcio of AC Hospitality, LLC purchased One Franklin Street as the new home for their acclaimed catering business, [The White Apron](#), from Porches at Exeter, LLC.

The 11,737± SF property has an event space and commercial kitchen on the first floor and three apartments on the second floor. The White Apron has earned a reputation as the Seacoast's premier caterer, building a devoted clientele over the past 20 years. This move allows the Curcios to take their business to the next level.

The transaction was arranged on behalf of the buyer by Caitlin Burke of The Boulos Company and on behalf of the seller by Jim Giampa and Nick Ponte of Carey & Giampa Realtors.



585 CONGRESS STREET, PORTLAND, ME

13,500±SF PURCHASED BY TERRA INCOGNITA

Terra Incognita purchased a 13,500± SF, 14-unit multi-family condominium located at 585 Congress Street in Portland from Hammond Heirs, LLC. The buyer saw the property as an excellent opportunity for a multi-family investment in Southern Maine's hub city of Portland. They plan on adding additional housing units in previously inaccessible parts of the building.

The deal was arranged on behalf of the seller by Drew Sigfridson, SIOR, and John Finegan of The Boulos Company and on behalf of the buyer by Jesse Fifield with Portside Real Estate Group.



8 TURNING LEAF DRIVE, WINDHAM, ME

11,394± SF PURCHASED BY MGM BUILDERS

[MGM Builders](#) purchased an 11,394± SF office/retail building located at 8 Turning Leaf Drive in Windham from Timm Realty. MGM has been building homes in Southern Maine for three decades. They have been a tenant in the building for several years, and the time was right to invest in a permanent base of operations. They will move into a new suite, and an existing tenant will move into their former space. A hair salon will also move into the building. MGM plans to substantially improve the building and add additional rental space.

The transaction was arranged by John Finegan and Sasha Bogdanovics of The Boulos Company.

July 2022 Transactions

SALES

Southeast Gravel Corporation

175 Exeter Road, Newmarket, NH

2.33± AC

[Southeast Gravel Corporation](#) purchased 2.33± AC of land from Maplewood & Vaughn Holdings Company. Southeast Gravel Corporation is the work of two roadies who over time grew to love the exploration into the unknown and the community aspect of gravel riding and racing.

The transaction was arranged on behalf of the seller by Christian Stallkamp of The Boulos Company.

Cardinal Development Corporation

986 Portland Road, Saco, ME

67.0± AC

Cardinal Development Corporation purchased 67.0± AC of land in Saco from Sherry Mitchell & Pamela Consiglio.

The transaction was arranged by Drew Sigfridson, SIOR, and Brice O'Connor of The Boulos Company.

Brighton/Portland, LLC

0 Katahdin Drive, Brunswick, ME

9.09± AC

Brighton/Portland, LLC purchased 9.09± AC of land from 270 Dorchester Ave, LLC as part of a 1031 exchange. The developer plans to construct an 86,000± SF industrial building on spec.

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

Hammond Associates, LLC

1250 Forest Avenue, Portland, ME

5,202± SF

Hammond Associates, LLC purchased a 5,202± SF medical office condo located at 1250 Forest Avenue in Portland from PMR Realty, LLC.

The transaction was arranged on behalf of the seller by John Finegan and Claire Richardson of The Boulos Company and on behalf of the buyer by Alex Pirleci of Keller Williams.

LEASES - OFFICE

Woodard & Curran, Inc.

12 Mountfort Street, Portland, ME

56,015± SF

Woodard & Curran, Inc. subleased the entire fifth and sixth floors at 12 Mountfort Street in Portland from sub-landlord Covetrus.

Woodard & Curran plans on relocating from its current location at 41 Hutchins Drive to the new space in the Spring of 2023. Woodard & Curran is the largest engineering firm incorporated in Maine, with 1,200 employees in 27 locations.

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

IDEXX Laboratories

1 Thomas Drive, Westbrook, ME

55,000± SF

IDEXX Laboratories signed a long-term renewal agreement for its 55,000± sf office space in the Colonel Westbrook Executive Park at 1 Thomas Drive.

The transaction was arranged on behalf of the landlord by Greg Boulos of The Boulos Company and on behalf of the tenant by Brooks Murphy of JLL and Jim Harnden of Harnden Commercial Brokers.

ConvenientMD

400 US Route 1 Bypass, Portsmouth, NH

32,602± SF

ConvenientMD leased 32,602± SF of office space at West End Yards in Portsmouth, New Hampshire, from Torrington Properties, Inc. They will occupy the entire second floor of Building C as well as a portion of the first floor for their corporate office headquarters. It is a huge expansion for them as they will be occupying about four times the amount of space they have in their current location in Portsmouth. ConvenientMD owns and operates 35 walk-in medical clinics in New Hampshire, Maine and Massachusetts.

The transaction was arranged on behalf of the landlord by Caitlin Burke and Kent White of The Boulos Company and on behalf of the tenant by Andrew Bonica of Eastern Retail Properties.

July 2022 Transactions

The Locker Project 111 Wescott Road, South Portland, ME 6,000± SF

[The Locker Project](#) leased 6,000± SF of office space from SEJS Properties, LLC in South Portland. The Locker Project partners with 40± Greater Portland schools, preschools, and local agencies to share more than 35,000 pounds of food each month.

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

Concentra Health Services 400 Southborough Drive, South Portland, ME 5,980± SF

[Concentra Health Services](#) signed a multi-year lease renewal with 400 Southborough, LLC for its office space in South Portland.

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

Ameresco Inc. 30 Danforth Street, Portland, ME 5,350± SF

[Ameresco Inc.](#) renewed its lease of 5,350± SF of office space at 30 Danforth Street with J.B. Brown and Sons.

The transaction was arranged on behalf of the tenant by Brice O'Connor of The Boulos Company and Kristen Blumetti of CBRE.

Archipelago Law, LLP 1 Dana Street, Portland, ME 4,450± SF

[Archipelago Law](#) leased a 4,450± SF office on the fourth and fifth floors of 1 Dana Street in downtown Portland from One Dana, LLC.

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

Calderwood Engineering 3 Industrial Parkway, Brunswick, ME 4,000± SF

[Calderwood Engineering](#) leased 4,000± SF of office space in Brunswick, Maine, from Independence Association. They will relocate from their current office in Richmond, Maine, to this new space.

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

TRSS Wealth Management, LLC 707 Sable Oaks Drive, South Portland, ME 2,578± SF

[TRSS Wealth Management, LLC](#) signed a lease renewal for its space at 707 Sable Oaks Drive in South Portland with landlord Second Portland Limited Partnership.

The transaction was arranged on behalf of the landlord by Craig S. Young, CCIM, of The Boulos Company and on behalf of the tenant by Justin Lamontagne of The Dunham Group.

DaVinci Childcare, LLC 204 U.S. Route One, Freeport, ME 2,275± SF

DaVinci Childcare, LLC leased 2,275± SF of office space from landlord 100 US Rt. 1, LLC. DaVinci Childcare is a sister company of [The DaVinci Experience](#), a science and arts summer day camp program. The company is moving into the year-round childcare space with nursery, preschool, and aftercare programs.

The transaction was arranged on behalf of the landlord by Sasha Bogdanovics and Craig S. Young, CCIM, of The Boulos Company and on behalf of the tenant by Cameron Foster of The Boulos Company.

Mayo Designs, Inc. 767 Islington Street, Portsmouth, NH 1,854± SF

[Mayo Designs, Inc.](#) leased 1,854± SF of office space in Portsmouth, New Hampshire, from Inshallah Realty Trust.

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

July 2022 Transactions

The Holy Donut

30 Danforth Street, Portland, ME

1,593± SF

[The Holy Donut](#) leased 1,593± SF of office space in Portland from landlord J.B. Brown and Sons. The Holy Donut has three retail locations with a fourth coming soon, as well as a commissary kitchen in Arundel. They will use this space as their office headquarters.

The transaction was arranged on behalf of the tenant by Greg Boulos and Samantha Marinko of The Boulos Company and on behalf of the landlord by Peter Gwilym of Porta and Company.

Woods Creative, LLC

75 Washington Avenue, Portland, ME

1,492± SF

[Woods Creative, LLC](#) leased office space at 75 Washington Ave in Portland from Dayton 59, LLC. Woods Creative is a design consultancy, specializing in brand development, visual identity systems, digital products, research studies, and more.

The transaction was arranged by Brice O'Connor of The Boulos Company.

Perkins Thompson

68 Main Street, Kennebunk, ME

1,402± SF

[Perkins Thompson](#), Maine attorneys and counselors at law, leased 1,402± SF of office space in the Park Square office building located at 68 Main Street in Kennebunk.

The transaction was arranged by John Finegan and Sasha Bogdanovics of The Boulos Company.

LEASES - RETAIL

Brea Lu Cafe

100 Main Street (Larrabee Complex), Westbrook, ME

3,762± SF

[Brea Lu Cafe](#) will be expanding and relocating into a new space in the Larrabee Complex in Westbrook. The tenant leased 3,762± SF of restaurant space from W/B Larrabee, LLC. The new space will triple their seating capacity and provide space for an in-site bakery.

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

Chipotle Mexican Grill

507 Main Street, Saco, ME

2,300± SF

Chipotle Mexican Grill leased 2,300± SF of retail space from Saco Retail Management, LLC at 507 Main Street in Saco. Chipotle is the first tenant to sign on to this soon-to-be constructed retail building and will be joined by Jersey Mike's Subs.

The transaction was arranged on behalf of the landlord by Joseph Italiaander and Greg Boulos of The Boulos Company and on behalf of the tenant by Jim Bagley of Atlantic Retail.

EA Fitness

60 Gray Road, Falmouth, ME

1,800± SF

EA Fitness and Performance, LLC, a premier personal training studio in Falmouth, signed a multi-year lease renewal with Deering Avenue Associates, Inc.

The transaction was arranged on behalf of the landlord by Jon Rizzo and on behalf of the tenant by Cameron Foster of The Boulos Company.

Needfire Candle Co.

Two Portland Square, Portland, ME

1,400± SF

[Needfire Candle Co.](#) leased 1,400± SF of retail space at Two Portland Square from North River IV, LLC. Needfire is a candle manufacturing and design brand committed to ethical consumption and transparency within the candle industry.

The transaction was arranged on behalf of the landlord by Brice O'Connor of The Boulos Company and on behalf of the tenant by Amanda Melnick of Maine Realty Advisors.

July 2022 Transactions

Jersey Mike's Subs

507 Main Street, Saco, ME

1,386± SF

Jersey Mike's Subs leased 1,386± SF of retail space at 507 Main Street in Saco from Saco Retail Management, LLC. They will join Chipotle Mexican Grill.

The transaction was arranged on behalf of the landlord by Joseph Italiaander and Greg Boulos of The Boulos Company and on behalf of the tenant by Pat Gallagher of Atlantic Retail.

LEASES - INDUSTRIAL

Gowen Power Systems

41 Evergreen Drive, Portland, ME

5,000± SF

[Gowen Power Systems](#) renewed its lease with the Robert E. Young Revocable Living Trust at 41 Evergreen Drive in Portland.

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

Alex Quataert, LLC (d/b/a Blingle Premier Lighting) 25 Evergreen Drive, Portland, ME

3,000± SF

Alex Quataert, LLC, a franchisee of [Blingle Premier Lighting](#), leased 3,000± SF of industrial space at 25 Evergreen Drive in Portland from Robert E. Young Revocable Living Trust.

The transaction was arranged on behalf of the landlord by Craig S. Young, CCIM, and Sasha Bogdanovics of The Boulos Company and on behalf of the tenant by Nate Olrich of Brightway Commercial, LLC.

Michelle Whitney and Co. LLC

170 John Roberts Road, South Portland, ME

1,500± SF

Michelle Whitney and Co., LLC leased warehouse/flex space at 170 John Roberts Road in South Portland from Carbo Company.

The transaction was arranged on behalf of the landlord by Joseph Italiaander and on behalf of the tenant by Brice O'Connor of The Boulos Company.

