

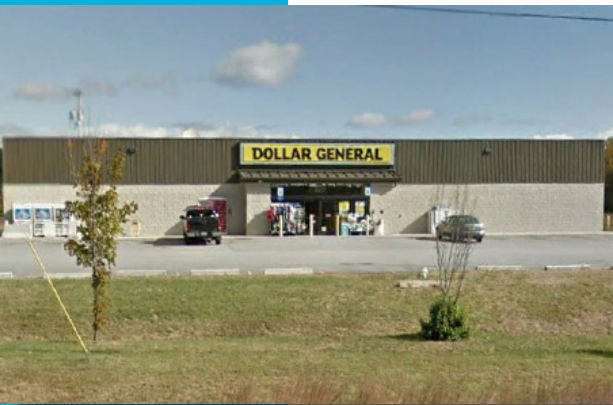


509-537 FOREST AVENUE, PORTLAND, ME

100,000±SF PURCHASED BY DC 509 FOREST, LLC

DC 509 Forest, LLC, an entity affiliated with Developers Collaborative, has recently closed on an assemblage of properties from 509-537 Forest Avenue in Portland and a parking lot at 41 Ashmont Street from Income Property Management for an undisclosed amount.

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



947 SOKOKIS TRAIL, NORTH WATERBORO, ME

9,100±SF PURCHASED BY ST MARINA, LLC

St. Marina, LLC purchased a 9,100± SF retail building at 947 Sokokis Trail in North Waterboro from Norman L. Allen. The listing sold for \$1,500,000 in an off-market Dollar General investment sale.

The transaction was arranged by Noah Stebbins of The Boulos Company.



117 AUBURN STREET, PORTLAND, ME

10,030±SF PURCHASED BY FALL BROOK, LLC

Fall Brook, LLC purchased a 10,030± SF mixed-use building at 117 Auburn Street in Portland from Pomeroy Realty, LLC. As part of the transaction, the new owner plans on moving its engineering business, Base Design Group, into the second floor. Base Design Group is a full-service structural engineering consulting firm based in Portland Maine. They provide design, analysis, and evaluation of building structural systems. Nate Bacon, its principal, has been working with The Boulos Company for the past two years trying to find an office building to purchase for his engineering firm. This location at 117 Auburn Street was an excellent fit, and St. Mary's Health continues to occupy the first-floor space.

The transaction was arranged on behalf of the buyer by Drew Sigfridson, SIOR and Cameron Foster of The Boulos Company, and on behalf of the seller by Anthony Struzziero of Porta & Co.

September 2022 Transactions

SALES

325E Kennedy Memorial Drive, Waterville, ME

6,348± SF

McPhill, LLC purchased a 6,348± SF fully leased office condo in Waterville from KMD325E, LLC for \$400,000. The property is tenanted by the State of Maine. The buyer purchased this property as an investment, and now owns all the condo units within the complex.

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

47 Waterville Road, Skowhegan, ME

2,750± SF

Star Energy, d/b/a MD's Market, purchased a 2,750± SF retail building for a new gas station operation on Waterville Road in Skowhegan from C.N. Brown Company for \$300,000.

The transaction was arranged by Derek Miller and Nick Lucas of The Boulos Company.

LEASES - OFFICE

120 Exchange Street, Portland, ME

10,766± SF

[ForeFlight, LLC](#) leased 10,766± SF of office space at 120 Exchange Street in Portland from PO Square Building, LLC. ForeFlight is a mobile flight planning app that is used by individual pilots and professional flight crews to route, plan and file, access and manage electronic charts and maps, organize flight publications, and used as a reference for en-route navigation aid.

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

180 Main Street, Biddeford, ME

6,324± SF

[Spurwink Services Inc.](#) leased 6,324± SF of office space at 180 Main Street in Biddeford from 4A Property, LLC. Spurwink Services Inc. plans on relocating from their current space to Main Street to accommodate their recent growth.

The transaction was arranged on behalf of the tenant by Noah Stebbins and Greg Boulos of The Boulos Company, and on behalf of the landlord by Brandon Mitchell of Malone Commercial Brokers.

8 Fundy Road, Falmouth, ME

3,750± SF

Falmouth Legal Advisors, Inc. leased 3,750± SF of office space at 8 Fundy Road in Falmouth from Fundy Circle Associates, LLC. Falmouth Legal Advisors is a firm started by estate and tax attorneys with decades of experience in the greater Portland area.

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

15 Lund Road, Saco, ME

3,731± SF

[Living Innovations Support Services, Inc.](#) leased 3,731± SF of office space in Saco from Ironsides Sports Center, LLC. The tenant is a mission-based organization who will use the location to service their members in the Saco community.

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

Atlantic Place Commerce Center, South Portland, ME

2,368± SF

[CoRecover, LLC](#) will be expanding within the complex by leasing 2,368± SF of office space in the Atlantic Place Commerce Center from Atlantic Place Commerce Center, LLC.

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

September 2022 Transactions

2-6 Market Street, Newburyport, MA

1,590± SF

[RN Esthetics](#) leased 1,590± SF of medical office space at 2-6 Market Street in Newburyport, MA, from Newburyport Properties, LLC. 2-6 Market Street is a newly constructed commercial building located at the gateway to Newburyport and close to the downtown area.

The transaction was arranged by Christian Stallkamp of The Boulos Company.

22 Free Street, Portland, ME

1,358± SF

[Amity Companies](#) subleased 1,358± SF of office space on Free Street in Portland from Archipelago Law, LPP. This space will serve as Amity's new Maine office.

The transaction was arranged on behalf of the sublandlord by John Finegan of The Boulos Company, and on behalf of the subtenant by Derek Miller and Chris Romano of The Boulos Company.

707 Sable Oaks Drive, South Portland, ME

1,059± SF

[Acadia Healthcare, Inc.](#), a provider of support services for Maine healthcare and frontline workers, leased 1,059± SF of office space in South Portland from Second Portland Limited Partnership.

The transaction was arranged on behalf of the landlord by Craig Young, CCIM and Sasha Bogdanovics of The Boulos Company, and on behalf of the tenant by Luke Malone of Malone Commercial Brokers.

100 Commercial Street, Portland, ME

1,042± SF

[Apollon Wealth Management, LLC](#) leased 1,042± SF of office space on Commercial Street in Portland from Soley Wharf, LLC. Apollon is a wealth management firm with locations across the country. Previously located in South Portland, the tenant was looking to relocate to downtown Portland.

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

Atlantic Place Commerce Center, South Portland, ME

948± SF

[Reliable Respiratory](#) leased 948± SF of office space in the Atlantic Place Commerce Center in South Portland from Atlantic Place Commerce Center, LLC. The tenant wanted to relocate out of their current space and APCC was a perfect fit.

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

Pineland Center, Auburn Hall, New Gloucester, ME

619± SF

[Mainely Urns](#) leased 619± SF of additional office space at Pineland Campus at Pineland Center in New Gloucester from October Corporation.

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

LEASES - RETAIL

192 Front Street, Bath, ME

946± SF

[Soggy Dog Designs](#) leased 946± SF of retail space in Bath from The Szanton Company. The tenant has been in business for 16 years including six years in downtown Bath.

The transaction was arranged by Noah Stebbins of The Boulos Company.

September 2022 Transactions

187A Route 108, Somersworth, NH

1,834± SF

[Lake Norman Patio & Game Rooms](#) leased 1,834± SF of retail space on Route 108 in Somersworth, NH, from Somersworth Industrial Park, LLC.

The transaction was arranged by Kat Gemmecke and Christian Stallkamp of The Boulos Company.

7 MacLellan Drive, Eliot, ME

4,000± SF

[JAR Consulting, LLC](#) leased 4,000± SF of retail space at 7 MacLellan Drive in Eliot from Potions, LLC.

The transaction was arranged on behalf of the landlord by Christian Stallkamp of The Boulos Company, and on behalf of the tenant by Noah Stebbins of The Boulos Company.

LEASES - INDUSTRIAL

121 Technology Drive, Durham, NH

123,890± SF

Sig Sauer Real Estate Inc. leased 123,890± SF of industrial space at 121 Technology Drive in Durham, NH, from 121 Tech Owner, LLC. This location will offer more room for Sig Sauer's expansion.

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 Thomas Farrelly of Cushman and Wakefield.

875 Holt Avenue, Manchester, NH

55,575± SF

[Johnstone Supply](#) leased 55,575± SF of industrial space in Manchester, NH, from Mareld Company Inc. The location will serve as Johnstone Supply's newest branch and their first in Manchester MSA.

The transaction was arranged on behalf of the tenant by Derek Miller, Caitlin Burke, and Chris Healey of The Boulos Company, and on behalf of the landlord by Lawrence Hirsch of Hirsch & Co Inc.

125 Industrial Way, Portland, ME

36,180± SF

[Emerging Compounds Treatment Technologies, Inc.](#) leased 36,180± SF of industrial space in Portland from STAG Industrial Holdings, LLC.

The Transaction was arranged on behalf of the landlord by Tony McDonald, CCIM, SIOR and Jon Rizzo, SIOR of The Boulos Company, and on behalf of the tenant by Charles Day of Porta and Company and Nathan Piehl of Cushman and Wakefield.

8840 Birch Lane, Nampa, ID

28,000± SF

[Temco Logistics](#) leased 28,000± SF of industrial space from Boise Industrial Canyon PropCo 2, LLC.

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 Devin Pierce of TOK Commercial.

4 Delta Drive, Westbrook, ME

3,863± SF

[Pepperidge Farm Inc.](#) leased 3,863± SF of light industrial space on Delta Drive in Westbrook from Deerfield Delta Drive, LLC.

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

September 2022 Transactions

198 Lafayette Road, North Hampton, NH

2,162± SF

Portside Fine Carpentry, LLC leased 2,162± SF of industrial space at 198 Lafayette Road in North Hampton, NH, from Sabbia, LLC.

198 Lafayette Road, formerly home to an auto repair shop, was completely renovated into five contractor units. Portside Fine Carpentry, which leased Unit 3, is a licensed and insured general contractor specializing in quality cabinetry.

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

51 Dynamic Drive, Scarborough, ME

2,000± SF

[CSC Serviceworks, Inc.](#) leased 2,000± SF of warehouse space at 51 Dynamic Drive in Scarborough from Dynamic Sun, LLC.

The transaction was arranged by Christopher Gallagher and Jon Rizzo, SIOR of The Boulos Company.

