



1 TOURMALINE DRIVE & 10 ALMOND AVENUE, LEWISTON, ME

63,840± SF PURCHASED BY THE BLUFFS, LLC

The Bluffs, LLC purchased a 63,840± SF multifamily complex from Randall Road Associates, LLC for \$10,200,000. The Bluffs, a 65-unit townhouse-style apartment complex, has excellent historical occupancy, long-term tenants, and a waiting list. Each unit consists of two bedrooms and 1.5 bathrooms, with two parking spaces. The sale also featured a 10.51± acre parcel of land, previously approved for 65 garage storage units, creating a value-add opportunity.

The transaction was arranged by Nick Lucas and Noah Stebbins of The Boulos Company.



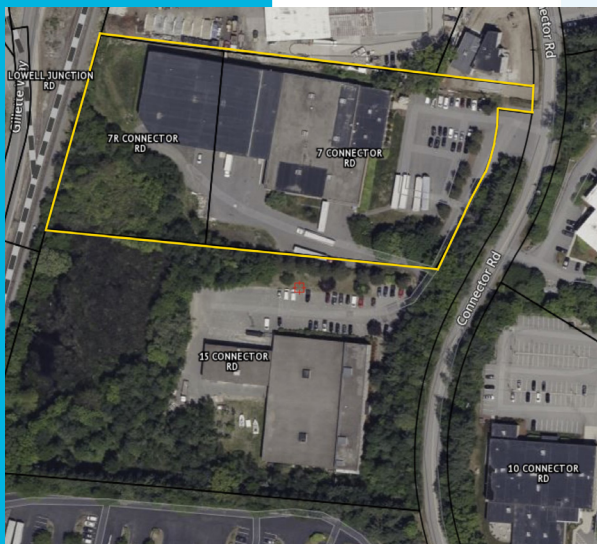
33 ALLEN RANGE ROAD, FREEPORT, ME

10.86± AC PURCHASED BY FREEDOM BOAT CLUB OF MAINE

[Freedom Boat Club of Maine](#) purchased a 10.86± acre parcel with storage and office buildings from Catheryn Ingerson. The rapid growth of the company has led to the need for a dedicated operations facility for boat storage and rigging.

Freedom Boat Club of Maine currently has six locations, 360 members, and over 40 boats. Club members can enjoy boating at 360+ worldwide locations including the U.S., Canada, and Europe. Club employees manage all the maintenance, repairs, and cleaning, allowing members to relax and have fun making memories on the water with family and friends.

The transaction was arranged on behalf of the buyer by Jessica Estes of The Boulos Company and on behalf of the seller by Brent Sawyer of Portside Real Estate Group.



7 CONNECTOR ROAD, ANDOVER, MA

60,000±SF LEASED BY A/Z CORPORATION

A/Z Corporation leased 60,000± SF of industrial space from Oliver Street Capital. The leased facility includes clear heights between 18'-24', eight loading docks, one drive-in, and excellent location proximate to I-93.

The transaction was arranged on behalf of the tenant by Drew Sigfridson, SIOR, and Chris Healey of The Boulos Company, and on behalf of the landlord by Alex Berger of SVN Parsons Commercial Group.

October 2022 Transactions

SALES

35 Mayo Street, Portland, ME

3,672± SF

Landano & Company, LLC purchased a 3,672± SF multifamily building from 35 Mayo Street, LLC for an undisclosed amount.

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

600 State Street, Portsmouth, NH

1,833± SF

[Flower Kiosk](#) purchased a 1,833± SF office building from Sachem Holdings, LLC for \$355,000.

The transaction was arranged on behalf of the buyer by Caitlin Burke and Kent White of The Boulos Company, and on behalf of the seller by Abby Morenault of Colliers International.

67 Sewall Street, Augusta, ME

608± SF

Free Herd Corporation purchased a 608± SF retail building from Cafua Management Co. for an undisclosed amount. The buyer is an Amato's Franchisee and purchased the vacant building to use it as a food prep location for an Amato's food truck.

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

0 Cushman Road, Winslow, ME

67.0± AC

[Summit Ridge Energy](#) purchased 67.0± acres of land from Laurent L'Heureux for an undisclosed amount. The parcel of land is going to be developed into a solar field.

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

LEASES - OFFICE

85 New Hampshire Avenue, Portsmouth, NH

10,979± SF

[MMG](#) expanded their offices at 85 New Hampshire Ave, Portsmouth to 10,979± SF of office space from 85 NH Ave, LLC.

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 Russ Doyle of Two International Group.

358 US Route One, Falmouth

5,260± SF

[Integrated Tax Consultants](#) leased 5,260± SF of office space from Dow Commercial Properties, LLC. The tenant provides clients with optimal tax, planning, and business services.

The transaction was arranged on behalf of the landlord by Jon Rizzo, SIOR, and Sasha Bogdanovics of The Boulos Company, and on behalf of the tenant by Eric Flynn of Excellence Realty.

80 Exchange Street, Portland, ME

3,556± SF

[Point32Health Services, Inc.](#) leased 3,556± SF of office space from 80 Exchange, LLC.

The transaction was arranged on behalf of the landlord by Brice O'Connor of The Boulos Company, and on behalf of the tenant by Tony McDonald, CCIM, SIOR, and Sasha Bogdanovics of The Boulos Company and Neil Schneider of Newmark.

October 2022 Transactions

24 Stone Street, Augusta, ME

2,700± SF

[Hospice of Maine, LLC](#) leased 2,700± SF of office space from Compass Augusta Office, LLC. The tenant will use the space as administrative offices to help serve their Maine locations.

The transaction was arranged on behalf of the landlord by Chris Paszyc, CCIM, SIOR, and Chris Romano of The Boulos Company, and on behalf of the tenant by Dan Brown of Swearingen Realty Group.

120 Exchange Street, Portland, ME

2,400± SF

[Roundhouse Media, LLC](#) leased 2,400± SF of office space from PO Square Building, LLC. The tenant will be relocating to this downtown location across from City Hall to establish its new headquarters.

The transaction was arranged on behalf of the landlord by Drew Sigfridson, SIOR, of The Boulos Company, and on behalf on the tenant by Claire Richardson of The Boulos Company.

1 Hampton Road, Exeter, NH

2,280± SF

Planned Parenthood of NE leased 2,280± SF of office space in Exeter, New Hampshire, from G.L. Rogers & Co., Inc.

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

68 Main Street, Kennebunk, ME

1,955± SF

[H&R Block](#) leased 1,955± SF of office space from Park Square Property, LLC.

The transaction was arranged on behalf of the landlord by John Finegan of The Boulos Company, and on behalf of the tenant by Mike Cobb of Colliers International.

97A Exchange Street, Portland, ME

1,485± SF

[OurPeople, Inc.](#), a team communication platform company, leased 1,485± SF of office space from Top of Exchange, LLC.

The transaction was arranged on behalf of the tenant by Drew Sigfridson, SIOR and Claire Richardson of The Boulos Company, and on behalf of the landlord by Pete Harrington of Malone Commercial Brokers.

Pineland Center, Auburn Hall, New Gloucester, ME

373± SF

[The Business Interaction Zone dba The Biz](#) leased 373± SF at their first office space at Pineland Center from October Corporation.

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

650 Main Street, South Portland, ME

365± SF

[Shred Safe, LLC](#) leased 365± SF of office space from 650 Main, LLC. Lynch Logistics recently acquired a local company, Shred Safe, LLC. They will be relocating their administrative offices to 650 Main St.

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

October 2022 Transactions

650 Main Street, South Portland, ME

178± SF

Little Moon Coffee Co. leased 178± SF of office space from 650 Main, LLC. The tenant runs a local coffee shop and plans to utilize this space to manage their e-commerce business.

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

LEASES - RETAIL

1057 Calef Highway, Barrington, NH

2,000± SF

[Vital Ink Tattoo](#) leased 2,000± SF of retail space from Generator Connections. This location will offer more room for Vital Ink Tattoo's expansion.

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

LEASES - INDUSTRIAL

7922 East Ray Road, Mesa, AZ

98,625± SF

[Temco Logistics](#) leased 98,625± SF of industrial space from Landing 5 Industrial, 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 Kevin Cosca of CBRE.

3750 Zinfandel Drive, Rancho Cordova, CA

51,994± SF

[Temco Logistics](#) leased 51,994± SF of industrial space from GLP Zinfandel, 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 Todd Sanfilippo, SIOR of CBRE.

3825 E. Huntington Drive, Flagstaff, AZ

24,425± SF

[Temco Logistics](#) subleased 24,425± SF of industrial space from SRS Distribution Inc.

The transaction was arranged on behalf of the subtenant by Tony McDonald, CCIM, SIOR, of The Boulos Company, and on behalf of the sublandlord by Torey Piccini of JLL.

45 Center Street, Scarborough, ME

20,000± SF

[New England Life Care](#) leased 20,000± SF of flex space in the Downs from DPR Properties, LLC. The building consists of 30,000± SF and was constructed on speculation by the developer. Constructed with loading dock and drive-in access for each unit and high-bay space, the entire building has been fully-leased by The Boulos Company prior to construction completion. New England Life Care plans to build out the interior for office use, lab area and fulfillment space.

The transaction was arranged on behalf of the landlord by Drew Sigfridson, SIOR, and Jon Rizzo, SIOR, of The Boulos Company, and on behalf of the tenant by Jon Rizzo, SIOR, of The Boulos Company and Joe Doyle and Allison Hoffman of Cresa Partners.

October 2022 Transactions

45 Center Street, Scarborough, ME

10,000± SF

[North Atlantic Cargo Line, LLC](#) leased 10,000± SF of industrial space from DPR Properties, LLC. North Atlantic Cargo is a family-owned international shipping and forwarding company that specializes in shipping and logistics around and across the North Atlantic Ocean.

The transaction was arranged on behalf of the landlord by Drew Sigfridson, SIOR, and Jon Rizzo, SIOR, of The Boulos Company, and on behalf of the tenant by Greg Boulos and Samantha Marinko of The Boulos Company.

125 John Roberts Road, Scarborough, ME

6,000± SF

[New England Packaging Solutions, LLC](#) leased 6,000± SF of industrial space from SJ Realty during relocation from Jetport Plaza.

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

68 Fogg Road, Epping, NH

4,440± SF

[New England Barricade, Sign & Safety, LLC](#) leased 4,440± SF of industrial space from RNT Properties, LLC.

The transaction was arranged on behalf of the landlord by Kat Gemmecke and Christian Stallkamp of The Boulos Company, and on behalf of the tenant by Chris Norwood of NAI Norwood.

650 Main Street, South Portland, ME

3,535± SF

[Furniture Friends](#) leased 3,535± SF of warehouse space from 650 Main, LLC. The landlord is temporarily leasing to Furniture Friends who were in need of the additional space.

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

60 Gray Road, Falmouth, ME

1,300± SF

L&H Structural Engineering Services, LLC leased 1,300± SF of industrial space from Deering Avenue Associates, Inc.

The transaction was arranged by Jon Rizzo, SIOR, and Sasha Bogdanovics of The Boulos Company.

