



35 MUSSEY ROAD, SCARBOROUGH, ME

52.00± AC PURCHASED BY SCARBOROUGH APARTMENTS, LLC

[Scarborough Apartments, LLC](#) purchased 52.00± AC of land from an undisclosed seller for \$2,200,000. The buyer has 9,000 units across the country and is currently focusing on expanding in Maine. Scarborough Apartments, LLC plans to construct a multi-family complex consisting of 129 units.

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



181 BRACKETT STREET, PORTLAND, ME

13,020± SF PURCHASED BY 181 BRACKETT, LLC

181 Brackett, LLC purchased a 13,020± SF office building from LearningWorks. LearningWorks owned and operated the property as a non-profit for 30 years and will now be relocating to better service their students and further develop their programs.

The new ownership team plans to redevelop the property into a mix of high-end retail, residential and hospitality.

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



1357 MAIN STREET, SANFORD, ME

17,408± SF PURCHASED BY MTV SOLUTIONS, INC.

[MTV Solutions, Inc.](#) purchased a 17,408± SF industrial building from Elizabeth & John Tucker III for \$662,500. The buyer is a New England-based power line electrical contractor, providing power companies with power line services. The company is based in Massachusetts, looking to expand in Maine. The large warehouse and extensive acreage will allow for significant expansion of their operations over time.

The transaction was arranged on behalf of the buyer by Chris Gallagher of The Boulos Company, and on behalf of the seller by Scott Forte of Century 21.

December 2022 Transactions

SALES

0 Post Road, Wells

.80± AC

[Bulrush, LLC](#) purchased .80± AC of land from Sterling Ogunquit, LLC in an off-market transaction. The buyer purchased the land with plans to construct a building for a retail tenant that has already committed to sign a lease once the building is completed.

The transaction was arranged on behalf of the seller by Chris Gallagher of The Boulos Company, and on behalf of the buyer by Noah Stebbins of The Boulos Company.

554 Main Street, Sanford

3,285± SF

New Heights Property Management purchased a 3,285± SF office/retail building from Evergreen Real Estate, LLC for \$225,000. The buyer plans to re-develop and lease the property.

The transaction was arranged on behalf of the seller by Joseph Italiaander of The Boulos Company and on behalf of the buyer by Chris Gallagher of The Boulos Company.

LEASES - OFFICE

10-12 Andover Road, Portland

3,700± SF

[Convenient MD, LLC](#) leased 3,700± SF of short-term office/medical space from CBS Realty, LLC.

The transaction was arranged on behalf of the landlord by Chris Paszyc, CCIM, SIOR, of The Boulos Company, and on behalf of the tenant by Mark Malone of Malone Commercial Brokers.

100 Middle Street, Portland

3,035± SF

Relativiti subleased 3,035± of office space from sublandlord BerryDunn.

The transaction was arranged on behalf of the sublandlord by Jessica Estes of The Boulos Company, and on behalf of the subtenant by David Costello of RockWater, LLC.

68 Main Street, Kennebunk

2,614± SF

TipToe, LLC leased 2,614± SF of office space from Park Square Property, LLC. Owners of [Leave No Trace Refillery](#) and [Sarandipity Soap Co.](#) are opening their first retail shop for retail, classes, and consignment.

The transaction was arranged on behalf of the landlord by Sasha Bogdanovics and John Finegan of The Boulos Company, and on behalf of the tenant by Ethan Ash of Keller Williams Realty.

Atlantic Place Commerce Center, South Portland

2,299± SF

[Local Infusions](#) leased 2,299± SF of office space from The RAM Companies. The tenant has just entered the Maine market and will be utilizing this space for one of their multiple new locations for the franchise.

The transaction was arranged on behalf of the landlord by Jessica Estes and Claire Richardson of The Boulos Company, and on behalf of the tenant by Jeff Bruk of Bruk Realty Advisors.

December 2022 Transactions

550 Forest Avenue, Portland

2,121± SF

[AK Health & Social Services](#) leased 2,121± SF of office space from SSA Realty, LLC. The tenant is based in Lewiston, and this will be their first location in Portland. AK Health & Social Services is a nonprofit organization that provides Education and Outreach about public health issues affecting immigrants, refugees, asylum seekers and BIPOC communities in Maine in a culturally and linguistically appropriate manner. They also focus on specific education and outreach about health issues that predominantly affect communities including but not limited to cancers, diabetics, tobacco prevention, women's health, and mental health education.

The transaction was arranged on behalf of the tenant by Noah Stebbins of The Boulos Company, and on behalf of the landlord by Katie Allen Breggia of The Dunham Group.

Atlantic Place Commerce Center, South Portland

1,167± SF

[Elara Caring](#) leased 1,167± SF of office space from The RAM Companies during relocation.

The transaction was arranged on behalf of the landlord by Claire Richardson of The Boulos Company, and on behalf of the tenant by Alex Foley with Swearington Realty Group and Kim Veilleux with Porta & Co.

LEASES - RETAIL

1051 S. Willow Street, Manchester, NH

20,720± SF

[O'Reilly Auto Enterprises, LLC](#) leased 20,720± SF of retail space from Centerco Manchester, LLC.

The transaction was arranged on behalf of the tenant by Tony McDonald, CCIM, SIOR, and Mike Tamposi of The Boulos Company, and on behalf of the landlord by Chris McMahon and Travis Finsberg of Summit Realty Partners.

1614 Post Road, Wells

3,300± SF

RS470 leased 3,300± SF of retail space from 1616 Post Road, LLC.

The transaction was arranged on behalf of the landlord by Joseph Italiaander and Chris Gallagher of The Boulos Company, and on behalf of the tenant by Amanda Melnick with Maine Realty Advisors.

15 Lund Road, Saco

2,995± SF

[Gym Nation](#) leased 2,995± SF of retail/gym space from Ironsides Sports Center, LLC. The tenant is a growing company focusing on fitness-based daycare programs.

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

West End Yards, US Route 1 Bypass, Portsmouth, NH

2,815± SF

[Strength in Numbers LLC d/b/a F45 Training](#) leased 2,815± SF of retail space from Cate Street Development, LLC. F45 Training offers a functional mix of circuit and HIIT-style workouts.

The transaction was arranged on behalf of the landlord by Kent White and Caitlin Burke of The Boulos Company, and on behalf of the tenant by Bob Marchewka of Compass Realty, Inc.

December 2022 Transactions

15 School Street, Freeport

1,200± SF

[Toad&Co.](#) renewed their lease of 1,200± SF of retail space from Comet 13, LLC.

The transaction was arranged on behalf of the landlord by Sasha Bogdanovics of The Boulos Company, and on behalf of the tenant by Nate Stevens of The Boulos Company.

745 Forest Avenue, Portland

1,095± SF

Cosmic Sea Tattoo leased 1,095± SF of office/retail space from 757 Forest Ave Property, LLC for its new tattoo shop.

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

LEASES - INDUSTRIAL

197 Carrier Way, Scott Depot, WV

14,000± SF

[TEMCO](#) leased 14,000± SF of industrial space from Meeks Rentals.

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 Val Young of Realcorp, Inc.

68 Darin Drive, Augusta

3,613± SF

[Terminix](#) leased 3,613± SF of industrial space from M&H Family Realty, LLC. Terminix will be relocating their Augusta location to expand their services in the Kennebec County area.

The transaction was arranged by Derek Miller and Chris Romano of The Boulos Company.

135 Walton Street, Portland

3,400± SF

Portland Distilling Co. leased 3,400± SF of industrial space from DC Walton, LLC.

The transaction was arranged on behalf of the tenant by Sasha Bogdanovics of The Boulos Company, and on behalf of the landlord by Syllas Hatch and TC Haffenreffer of The Dunham Group.

