



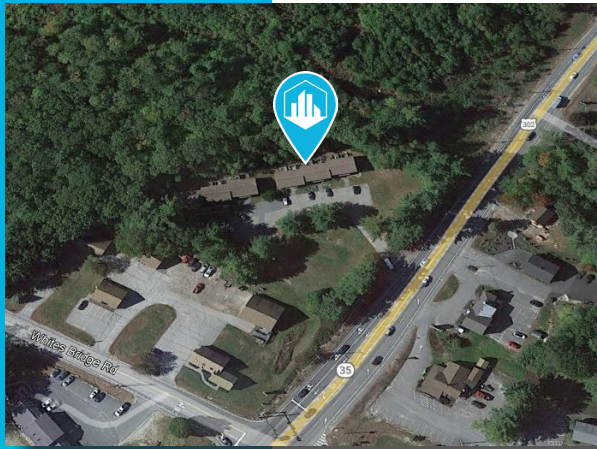
45 COMMERCE CENTER DRIVE, AUGUSTA, ME

317,400± SF PURCHASED FOR \$18,500,000

45 Commerce Drive Leasing, LLC has announced the successful closing of the Central Maine Commerce Center (CMCC) in Augusta. The 317,400± SF complex, located at 45 Commerce Center Drive, is situated on 40.59± acres. The property was purchased for \$18.5 million from Central Maine Commerce Center, L.P. on February 10, 2023.

The building is home to a variety of tenants including State of Maine Department of Public Safety, Department of Labor, Office of Information Technology, Change Healthcare, Scientific Games, Maine Information Network, and DXC MS, LLC.

The transaction was arranged by Chris Paszyc, CCIM, SIOR, Greg Boulos, and Dan Greenstein of The Boulos Company.

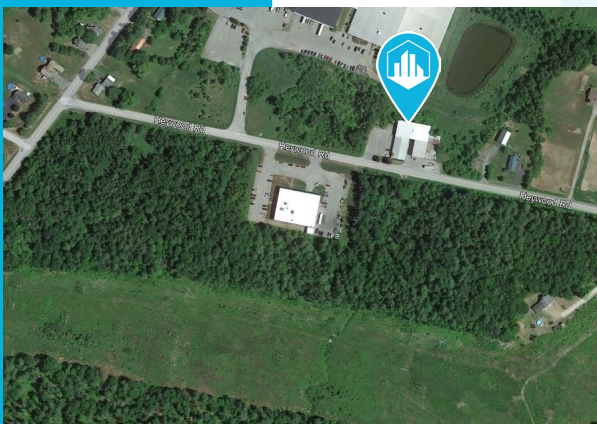


912 ROOSEVELT TRAIL, WINDHAM, ME

13,728± SF PURCHASED FOR \$1,875,000

912 Roosevelt Trail, LLC purchased a 13,728± SF multifamily complex from Windham Meadows, LLC for \$1.875 million. The property is a two building townhouse style apartment complex with twelve (12) units. Buyer purchased the property off-market for investment purposes.

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



46 HEYWOOD ROAD, WINSLOW, ME

14,020± SF PURCHASED BY ORION ROPEWORKS, LLC

[Orion Ropeworks, LLC](#) purchased a 14,020± SF industrial building from Estate of Elwyn E. Davis.

The transaction was arranged by Jon Rizzo, SIOR of The Boulos Company, and David Skinner of Stubblebine.

February 2023 Transactions

LEASES - OFFICE

100 Middle Street, Portland

28,300± SF

[General Services Administration](#) renewed its lease of 28,300± SF of office space from Albany Road Real Estate Partners.

The transaction was arranged on behalf of the landlord by Tony McDonald, CCIM, SIOR and Nate Stevens of The Boulos Company.

271-279 Locust Street, Dover, NH

19,984± SF

Q, Inc. leased 19,984± SF of office space from Double Diamond Holdings South, LLC. Q, Inc. is a firearms manufacturer with a production plant located at Enterprise Drive in Dover. The tenant will be using their newly leased space at Locust Street primarily for office. The new space at Locust Street will give Q, Inc. the extra office space they need to accommodate their growth.

The transaction was arranged on behalf of the Landlord, by Kent White and Caitlin Burke of The Boulos Company.

254 Commercial Street, Portland

2,540± SF

[Dirigo Solar](#) leased 2,540± SF of office space from Waterfront Maine. This office lease demonstrates the continued growth of the solar energy sector in Maine.

The transaction was arranged on behalf of the landlord by Derek Miller of The Boulos Company, and on behalf of the tenant by TC Haffenreffer of The Dunham Group.

155 Lisbon Street, Lewiston

2,425± SF

[Maine People's Alliance](#) leased 2,425± SF of office space from The Hartley Block, LP. Maine People's Alliance will be relocating their Lewiston office here. MPA is a grassroots community action organization dedicated to social, racial, and environmental justice.

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

311 Darling Avenue, South Portland

2,212± SF

[American Diamond Cleaning Services](#) leased 2,212± SF of office space from The RAM Companies. The space will allow the tenant to expand its administrative offices.

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

22 Free Street, Portland

1,654± SF

[SCORE Maine](#) leased 1,654± SF of office space from J.B. Brown and Sons. The tenant will be relocating within Portland's downtown for the first time in nearly two decades to a new space to serve local small businesses.

The transaction was arranged on behalf of the landlord by Derek Miller and Chris Romano of The Boulos Company, and on behalf of the tenant by John Doyon of Malone Commercial Brokers.

One Cumberland Place, Bangor

1,450± SF

[Quest Diagnostics](#) leased 1,450± SF of office space from MRM Bangor, LLC. The tenant will open its first location in Bangor, increasing its Maine presence and providing service to Penobscot County.

The transaction was arranged on behalf of the tenant by Chris Romano of The Boulos Company and Gary Schless of CBRE, and on behalf of the landlord by TC Haffenreffer of The Dunham Group.

February 2023 Transactions

565 Congress Street, Portland

580± SF

[Polestar Design, LLC](#) leased 580± SF of office space from Pachios Brothers I, LLC. The tenant is an architectural design firm focused on creating thoughtful, high-performance homes that best reflect their clients.

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

LEASES - RETAIL

199 Constitutional Avenue, Portsmouth, NH

14,500± SF

[Salt Pump Climbing Co.](#) leased 14,500± SF of retail/gym space from Salema Realty Trust. The tenant is an indoor climbing gym based in Scarborough, Maine. They have recently leased 14,500± square feet of space at 199 Constitution Avenue in Portsmouth, NH to serve as a second location. They will offer a variety of activities for all ages, including rope climbing, bouldering, and classes for both children and adults. In addition to these activities, members and day-pass holders can take advantage of complimentary yoga classes, cardio, and weight training equipment according to their website.

The transaction was arranged on behalf of the tenant by Christian Stallkamp of The Boulos Company, and on behalf of the landlord by Patti Visconte of SVN/The Masiello Group.

8 Heath Street, Old Orchard Beach

3,000± SF

Tequileras, LLC leased 3,000± SF of restaurant space from KARM Realty Trust V. The tenant will open a Mexican restaurant at the space.

The transaction was arranged on behalf of the tenant by Noah Stebbins of The Boulos Company, and on behalf of the landlord by Charlie Craig and Neil Craig of The Dunham Group.

945 Center Street, Auburn

1,823± SF

[Luchador Corporation](#) leased 1,823± SF of retail space from Business Real Estate, LLC. The tenant was on the hunt for space in Auburn and believes this will be an excellent expansion space. Tenant has existing locations in South Paris, Windham, & Norway.

The transaction was arranged on behalf of the tenant by Noah Stebbins of The Boulos Company, and on behalf of the landlord by Kevin Fletcher and Tyler Stewart of KW Commercial - The Fletcher Group.

35 Fresh River Road, Epping, NH

1,768± SF

[Service Federal Credit Union](#) entered a long-term lease of 1,768± SF of retail space with W/S Epping, LLC. The tenant plans to use this location as a bank branch, that they ultimately hope will become an important part of the Epping community, providing convenience and quality banking services to the local area.

The transaction was arranged on behalf of the tenant by Kent White, Christian Stallkamp, and Caitlin Burke of The Boulos Company.

89-91 Larrabee Road, Westbrook

1,400± SF

[Freedom Massage & Wellness](#) leased 1,400± SF of commercial space from Shoemaker, LLC.

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

469 Elm Street, Biddeford

1,000± SF

[Bitofur, LLC](#) leased 1,000± SF of retail space from K.M.O. Enterprises, LLC. The tenant offers pet grooming services with quality products suitable for the health of pets skin and coat.

The transaction was arranged by Chris Gallagher and Joe Italiaander of The Boulos Company.