

# 45 Commerce Drive Leasing LLC Acquires Central Maine Commerce Center for \$18.5 Million

**Augusta, Maine, February 21, 2023:** 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. [Chris Paszyc, CCIM, SIOR](#), [Greg Boulos](#), and [Dan Greenstein](#) of The Boulos Company brokered the transaction.

The Central Maine Commerce Center has a rich history, having once been owned by Digital Equipment Corporation before it closed in 2003. A major revitalization effort began in 2004 that required over \$30 million in investment resulting in the thriving commercial hub CMCC is today. 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.

Chris Paszyc, Partner at The Boulos Company said: “The sale of [Commerce Center] is the largest investment transaction for the Augusta area in recent history. It is especially notable given the nationwide work-from-home trends and a shifting capital markets environment which has experienced increased borrowing costs. Commerce Center presented an enticing value-proposition to the investors, with excellent underlying fundamentals, below-market rents, and quality credit tenants anchored by The State of Maine. This acquisition will be the



buyer’s first purchase in Maine. The new owners are excited to make entry into the market and look forward to a successful stewardship of this asset. The Boulos Company will continue working with the new owners on leasing, and Lawson Property Management will continue managing the building. Currently, there are two office suites available to lease totaling approximately 20,000 sf.”

For additional information on this deal, please contact Chris Paszyc of The Boulos Company at [cpaszyc@boulos.com](mailto:cpaszyc@boulos.com), 207.939.4147, or John Orestis with Central Maine Commerce Center at [johnorestis@gmail.com](mailto:johnorestis@gmail.com), 207.782.1527.

## **About The Boulos Company:**

The Boulos Company is a Maine and New Hampshire commercial real estate firm dedicated to serving owners, investors, and tenants, blending Maine and New Hampshire market knowledge with global networks through CCIM and SIOR. Founded by Joseph Boulos in 1975, the firm has grown to include more than 39 Maine and New Hampshire-based team members. More information is available at [boulos.com](http://boulos.com).