



### **93-95 HIGH STREET, PORTLAND, ME**

11,634± SF PURCHASED BY SAFFORD HOUSE, LLC

[Safford House, LLC](#) purchased a 11,634± SF office building from Greater Portland Landmarks. The tenant is an integrated architecture, construction, and millwork firm delivering thoughtful and enduring residential and commercial projects throughout New England.

The transaction was arranged by Jessica Estes of The Boulos Company.



### **2211 CONGRESS STREET, PORTLAND, ME**

37,537± SF LEASED BY SAPPI NORTH AMERICA, INC.

[Sappi North America, Inc.](#) leased 37,537± SF of Class A office space from UNUM. The company will relocate from John Roberts Road in South Portland, joining building owner Unum Group and tenants BerryDunn and Stantec. Sappi is a leading global provider of pulp, paper, and packaging materials made from wood fiber-based renewable resources.

The transaction was arranged on behalf of the landlord by Craig Young, CCIM, Drew Sigfridson, SIOR and Jon Rizzo, SIOR of The Boulos Company, and on behalf of the tenant by Jim Harnden of Harnden Commercial Brokers and William Anderson of Newmark Commercial Real Estate Advisors, Inc.



### **945 FOREST AVENUE, PORTLAND, ME**

5,510±SF PURCHASED BY WHN HOLDINGS, LLC

[WHN Holdings, LLC](#) purchased a 5,510± SF mixed-use building from Doe & Co. Properties, LLC for \$835,000. The buyer will occupy the first floor for retail use and rent out the second floor office space.

The transaction was arranged on behalf of the buyer by Noah Stebbins of The Boulos Company, and on behalf of the seller by Sam LeGeyt of The Dunham Group.

# March 2023 Transactions

## SALES

### 85 Roosevelt Trail, Naples

1,656± SF

85 Roosevelt Trail purchased a 1,656± SF residential building from Kodiak Acquisitions, LLC.

The transaction was arranged on behalf of the buyer by Derek Miller and Nick Lucas of The Boulos Company, and on behalf of the seller by Brandon Reilly of Excellence Realty.

### Governors Run Route 125, Epping, NH

6.34± AC

Epping Storage Development, LLC purchased 6.34± AC of land from Maple Heights Realty, LLC for \$349,000.

The transaction was arranged on behalf of the seller by Christian Stallkamp of The Boulos Company.

### 28 Alden Avenue, Greenland, NH

1,200± SF

Bristol Hill Trust #7 purchased a 1,200± SF industrial condominium from L&M Vending & Amusement for \$130,000. The buyer will use the space for prop storage for the Seacoast Repertory Theater.

The transaction was arranged on behalf of the seller by Katherine Gemmecke and Christian Stallkamp of The Boulos Company, and on behalf of the buyer by Jennifer Madded of the Re/Max Rising Tide.

## LEASES - OFFICE

### 400 Congress Street, Portland

12,108± SF

[Dufour Tax Group, LLC](#) leased 12,108± SF of office space from PO Square Building LLC. Dufour Tax group specializes in strategic planning and compliance services to individuals and businesses in Maine and beyond. They are relocating their office operations to the 4th floor of Post Office Square at 400 Congress Street later in 2023, after significant renovations are completed by the Landlord.

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

### 68 -72 Commercial Street, Portland

6,881± SF

[Summit Utilities, Inc.](#) leased 6,881± SF of office space from Maine Wharf, LLC.

The transaction was arranged on behalf of the tenant by Tony McDonald, CCIM, SIOR and Sasha Bogdanovics of The Boulos Company, and on behalf of the landlord by Peter Gwilym of Porta and Company.

### 561 Congress Street, Portland

6,668± SF

[Dirigo Physical Therapy and Performance, LLC, PA](#) leased 6,668± SF of office space from Pachios Brothers I LLC. The transaction was a sublease that went direct.

The transaction was arranged on behalf of the landlord by Nate Stevens of The Boulos Company, on behalf of the sublandlord by Justin Lamontagne of The Dunham Group, and on behalf of the tenant by Steve Liautaud of Coldwell Banker Realty.

### One City Center, Portland

4,410± SF

[Denton's Bingham Greenbaum, LLP](#) leased 4,410± SF of office space from One City Center Associates, LLC.

The transaction was arranged by Tony McDonald, CCIM, SIOR, and John Finegan of The Boulos Company.

# March 2023 Transactions

## 2 City Center, Portland

4,129± SF

[Luke's Lobster](#) leased 4,129± SF of office space from Two City Center, LLC. The space will work as administrative offices for the tenant.

The transaction was arranged on behalf of the landlord by Greg Boulos and Samantha Marinko of The Boulos Company, and on behalf of the tenant by Anthony Struzziero of Porta and Company.

## 180 Waterman Drive, South Portland

3,236± SF

[Liberty Mutual Insurance Company](#) leased 3,236± SF of office space from Mill Creek Realty Limited Partnerships.

The transaction was arranged by Jessica Estes of The Boulos Company.

## Pineland Center, New Gloucester

1,942± SF

[Community Health Options](#) leased 1,942± SF of office space from October Corporation. After many years, the tenant relocated out of their Bates Mill location in downtown Lewiston where they leased 20,000± square feet. Post-Covid and after many months of working remotely, Community Health Options realized their remote and hybrid work arrangements led to strong performance and work satisfaction for many members of their team. The Boulos Company worked with senior executives and staff to create a tailor-made employee survey and made their real estate decisions based on data from those survey results. Their new spaces will be at 75 Park Street in Lewiston and at Pineland Farms where they will lease of 1,942± square feet. At Pineland Farms, staff will have along with opportunities for conference space and all-team meetings in the Commons, a more efficient and became an efficient and very cost-effective option for their organization's new work patterns.

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

## 40 Free Street, Portland

1,709± SF

[Fitfighter Inc.](#) leased 1,709± SF of office/retail space from J.B. Brown and Sons. The tenant will be opening their first location in Maine to feature their product previously seen on Shark Tank.

The transaction was arranged on behalf of the landlord by Derek Miller of The Boulos Company, and on behalf of the tenant by Tom Landry of Benchmark Real Estate.

## 366 US Route One, Falmouth

1,500± SF

[Maine Development Group](#) leased 1,500± SF of office space from L&H Realty Partners, LLC.

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

## LEASES - RETAIL

## 511 Main Street, Westbrook

7,804± SF

Deluca, LLC leased 7,804± SF of restaurant space from 511 Main Street, LLC. The tenant had been seeking a new location and was committed to staying in the town of Westbrook. 511 Main Street is the ideal location for them, with excellent visibility and room to expand. They expect to open for business in the coming months.

The transaction was arranged on behalf of the tenant by Nate Stevens and Samantha Marinko of The Boulos Company, and on behalf of the landlord by Juliana Tonini of EME Commercial Real Estate.

# March 2023 Transactions

## 149 Maine Street, Brunswick

5,091± SF

[Brickyard Hollow](#) leased 5,091± SF of restaurant space from Tontine Maine, LLC.

The transaction was arranged on behalf of the tenant by Chris Gallagher and Joe Italiaander of The Boulos Company, and on behalf of the landlord by Tim Millett of Porta and Company.

## 180 Washington Street, Dover, NH

3,825± SF

[Bank of America](#) renewed its lease of 3,825± SF of retail space from Dean A. Fournier Revocable Living Trust.

The transaction was arranged on behalf of the tenant by Kent White and Caitlin Burke of The Boulos Company and Caroline Barone of CBRE.

## 47 Main Street, Freeport

3,084± SF

[Vermont Flannel](#) leased 3,084± SF of retail space from Shell Company, LLC. The tenant is a family-owned business, working with a team of employees to hand-cut and sew Vermont Flannel. This space will be the opening of their seventh location, and the tenant's first Maine location.

The transaction was arranged on behalf of the tenant by Greg Boulos of The Boulos Company, and on behalf of the landlord by Josh Soley and Asher Chappell of Maine Realty Advisors.

## 109 Bath Road, Brunswick

2,400± SF

Cousins Redemption Center leased 2,400± SF of retail space from RoadHouse, LLC. Sandra Nadeau and Tammy Belanger are opening a brand-new redemption center. A few centers have recently closed in the Midcoast market, making it ideal timing for them to plant their flag on Bath Road in Brunswick.

The transaction was arranged on behalf of the tenant by Cameron Foster of The Boulos Company, and on behalf of the landlord by Don Spann of RE/MAX Riverside.

## 206 New County Road, Thomaston

1,690± SF

[Warren A VE AF, LLC](#) leased 1,690± SF of retail space from Thomaston Realty, LLC.

The transaction was arranged by Nate Stevens of The Boulos Company.

## LEASES - INDUSTRIAL

## 22 Gendron Drive, Lewiston

25,171± SF

A Confidential Tenant leased 25,171± SF of warehouse space from D. Gendron Construction, Inc.

The transaction was arranged on behalf of the landlord by Christopher Paszyc, CCIM, SIOR, Nick Lucas and Chris Romano of The Boulos Company, and on behalf of the tenant by Drew Sigfridson, SIOR and Cameron Foster of The Boulos Company, as well as Robin Dodson of Cushman & Wakefield, Greater LA, CA.

## 293 Target Industrial Circle, Bangor

15,100± SF

[CINTAS](#) renewed its lease of 15,100± SF of industrial space from Carl D. Andrews Revocable Trust.

The transaction was arranged on behalf of the Tenant by Chris Romano of The Boulos Company and Andrew Jones of CBRE, and on behalf of the Landlord by Katie Allen Breggia of The Dunham Group.

# March 2023 Transactions

**5 Perkins Way, Newburyport, MA**

**7,450± SF**

[CTM Media Group](#) leased 7,450± SF of industrial/warehouse space from F.L. Roberts & Co., Inc. CTM is one of the largest distributors of visitor & tourism information in North America and has grown to a team of almost 200 people serving 19,000 locations reaching 300 million visitors every year. Their goal is to connect visitors with fun, exciting, and unforgettable experiences, by partnering with visitor centers, hotels, airports, train stations, convention centers, activity centers, sporting goods shops and more. Their comprehensive marketing approach includes brochure distribution, publishing, Visitor Fun Cards, in-marketing digital & mobile visitor information centers. CTM will use their new space as a warehouse/distribution center.

The transaction was arranged on behalf of the landlord by Chris Healey and Caitlin Burke of The Boulos Company.

