



FRESH RIVER ROAD, LOT 5, EPPING, NH

14.88± AC PURCHASED BY IBEW LOCAL UNION 104 OSHE TRUST FUND

IBEW Local Union 104 OSHE Trust Fund purchased a 14.88± acre parcel of land at Fresh River Road, Lot 5, from Route 125 & Route 101 Investments for \$3,825,000.

The transaction was arranged on behalf of the seller by Christian Stallkamp and Katherine Gemmecke of The Boulos Company and on behalf of the buyer by Rick Bartley of Nordlund Associates.



6 WHITE STREET, ROCKLAND, ME

82,689± SF PURCHASED BY KNOX CENTER LLC

Knox Center LLC purchased a two-building portfolio totaling 82,689± SF at 6 White Street in Rockland from Pen Bay Medical Center. Knox Center, located at 6 White Street, houses a long-term nursing care facility. The Bok Building currently is home to the PBMC Walk-In Care practice as well as primary care offices and the hospital's human resources offices. The terms of the sale allow PBMC to lease back the Bok Building, allowing the Walk-in Care offices to continue caring for patients while PBMC identifies and develops a new location for Walk-in Care. It also allows PBMC to lease back space for its laundry facility in the Knox Center.

The transaction was arranged on behalf of the seller by Chris Paszyc, CCIM, SIOR of The Boulos Company.



77 SOUTH MAIN STREET, ROCHESTER, NH

4,063± SF PURCHASED BY ST LOUKAS LLC

St Loukas, LLC purchased a 4,063± SF medical building at 77 South Main Street in Rochester, NH from Rochester Realty Ventures, LLC for \$1,265,000. The property was purchased as an investment. The space was constructed for ClearChoice MD in 2022 and they have several years remaining on their initial lease term. The property is located within a dense corridor with very high visibility and ease of access off South Main Street.

The transaction was arranged on behalf of the buyer by Noah Stebbins and Kat Gemmecke of The Boulos Company and on behalf of the seller by Anthony D'Ambrosia of NNN Pro Group.

August 2023 Transactions

SALES

67 Venture Drive, Dover, NH

14,500± SF

FMX, LLC purchased a 14,500± SF industrial building at 67 Venture Drive from 67 Venture, LLC for \$1,700,000.

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

50-54 Main Street, Durham, NH

5,824± SF

50 Madbury, LLC purchased 5,824± SF of retail space at 50-54 Main Street from Arrow 5054 Properties, LLC for \$1,525,000.

The transaction was arranged on behalf of the seller by Caitlin Burke and Kent White of The Boulos Company and on behalf of the buyer by Dave Garvey of Keller Williams.

Fresh River Road, Lot 5, Epping, NH

7.52± AC

IBEW Local Union 104 OSHE Building Corporation purchased a 7.52± acre parcel of land at Fresh River Road, Lot 6, from Route 125 & Route 101 Investments for \$1,175,000.

The transaction was arranged on behalf of the seller by Christian Stallkamp and Katherine Gemmecke of The Boulos Company and on behalf of the buyer by Rick Bartley of Nordlund Associates.

2600 Lafayette Road, Portsmouth, NH

5,922± SF

Helix Holdings, LLC purchased a 5,922± SF retail building at 2600 Lafayette Road from 288 North Broadway, LLC for \$1,100,000.

The transaction was arranged on behalf of the seller by Christian Stallkamp and Katherine Gemmecke of The Boulos Company and on behalf of the buyer by Chris Healey of The Boulos Company.

6 Cool Street, Waterville, ME

3,382± SF

Waterville Land Holdings, LLC purchased a 3,382± SF office building at 6 Cool Street in Waterville from Kennebec Water District for \$465,000. The property will serve as new office space for Smiles for Maine Orthodontics, who are already based in Waterville. The buyer was searching for several months until finding this location and are now able to open a state-of-the-art orthodontics practice.

The transaction was arranged on behalf of the buyer by Noah Stebbins of The Boulos Company and on behalf of the seller by Jeffrey Jolicoeur of Surette Real Estate.

0 Ross Corner Road, Shapleigh, ME

40.53± AC

Juan Cornejo purchased a 40.53± acre parcel of land at 0 Ross Corner Road from Andrew Sheriff for \$135,000.

The transaction was arranged on behalf of the seller by Chris Gallagher of The Boulos Company.

LEASES - OFFICE

100 Middle Street, Portland, ME

7,106± SF

Northcross Group renewed its lease for 7,106± SF of office space at 100 Middle Street from Albany Road Real Estate Partners.

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

100 Middle Street, Portland, ME

4,886± SF

CS Operations, Inc. leased 4,886± SF of office space at 100 Middle Street in Portland from Albany Road Real Estate Partners

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

August 2023 Transactions

341 Main Street, Gorham, ME

4,267± SF

Courage Center, LLC leased 4,267± SF of office space at 341 Main Street from AKSK Property Investment, LLC.

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

157 Capitol Street, Augusta, ME

2,200± SF

Vanasse Hangen Brustline, Inc. renewed its lease for 2,200± SF of office space at 157 Capitol Street from Meadow Park Development Corp.

The transaction was arranged on behalf of the tenant by Nick Lucas of The Boulos Company and Dustin McFarland of Savills.

Pineland Center, New Gloucester, ME

1,942± SF

Sevee & Majer Engineers, Inc. leased 1,942± SF of office space at Pineland Center from October Corporation.

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

10 Water Street, Waterville, ME

1,639± SF

Valley Distributors Realty Holdings, LLC leased 1,639± SF of office space at 10 Water Street from North River Hathaway, LLC.

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

75 Washington Avenue, Portland, ME

1,584± SF

Forerunner Industries, Inc. leased 1,584± SF of office space at 75 Washington Avenue from Dayton 59 LLC.

The transaction was arranged on behalf of the landlord by Brice O'Connor of The Boulos Company.

869 Main Street, Westbrook, ME

1,377± SF

Tradesmen International, LLC leased 1,377± SF of office space at 869 Main Street from T&T Development, LLC.

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

22 Free Street, Portland, ME

1,325± SF

Beacon Light Neuropsychology, LLC leased 1,325± SF of office space at 22 Free Street from J.B. Brown and Sons.

The transaction was arranged on behalf of the landlord by Derek Miller of The Boulos Company and on behalf of the tenant by Sam LeGeyt of The Dunham Group.

10 Vannah Avenue, Portland, ME

1,250± SF

Birth Roots leased 1,250± SF of office space at 10 Vannah Avenue from Timm Real Estate, LLC.

The transaction was arranged on behalf of the landlord by Sasha Phillips of The Boulos Company.

LEASES - RETAIL

681 Bath Road, Wiscasset, ME

4,500± SF

JAR Consulting, LLC leased a 4,500± SF retail space at 681 Bath Road from WM 681 Bath Road, LLC.

The transaction was arranged on behalf of the tenant by Noah Stebbins of The Boulos Company and on behalf of the landlord by Peter Gwilym of Porta & Company.

August 2023 Transactions

46 Leighton Road, Falmouth, ME

3,784± SF

The Mainely Dog, LLC leased 3,784± SF of retail space at 46 Leighton Road from Bagshaw Realty, LLC.

The transaction was arranged by John Finegan of The Boulos Company.

1022 Stillwater Avenue, Bangor, ME

2,180± SF

Bangor ECC, LLC leased 2,180± SF of retail space at 1022 Stillwater Avenue in Bangor from Stillridge, LLC.

The transaction was arranged on behalf of the tenant by Noah Stebbins of The Boulos Company.

180 Waterman Drive, South Portland, ME

2,136± SF

Tumble Tikes leased 2,136± SF of retail space at 180 Waterman Drive from Mill Creek Realty Limited Partnerships.

The transaction was arranged on the behalf of the landlord as well as the tenant by Jessica Estes and Claire Richardson of The Boulos Company.

470 Fore Street, Portland, ME

1,645± SF

VIAND Mercantile LLC leased 1,645± SF of retail space at 470 Fore Street from Bateman Partners LLC.

The transaction was arranged on behalf of the landlord by Drew Sigfridson, SIOR, Greg Boulos, Samantha Marinko and Reese McFarlane of The Boulos Company and Loren Ayer of Harborview Properties, Inc.

LEASES - INDUSTRIAL

34-40 Westminster Street, Lewiston, ME

97,606± SF

A confidential tenant renewed its lease for 97,606± SF of industrial space at 34-40 Westminster Street from Donald S. Day 3/25/81 Trust.

The transaction was arranged on behalf of the landlord by Chris Paszyc, CCIM, SIOR of The Boulos Company.

4 Cutts Street, Portsmouth, NH

11,500± SF

Rust & Salt, LLC leased 11,500± SF of industrial space at 4 Cutts Street in Portsmouth, NH from Sarnia Properties, Inc.

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