



### 1 HAMPTON ROAD, EXETER, NH

80,384± SF PURCHASED BY SENDERO CAPITAL AND ANGELO GORDON

Sendero Capital and Angelo Gordon purchased an 80,384± SF medical office building at 1 Hampton Road in Exeter, NH from Banks Rock LLC for \$13,500,000. Brokers, Kent White and Caitlin Burke, had been handling the leasing of the property for years and played a critical role in preparing the property for a sale. Presently, medical tenants occupy 90% of the building. The buyers intend to fill the entire property with medical tenants, achieving 100% occupancy. Additionally, they plan to invest in upgrading the building's exterior and mechanical systems, elevating it to Class A standards.

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



### 398 OLD COUNTY ROAD, HAMPDEN, ME

17,280± SF PURCHASED BY 398 OLD COUNTY ROAD LLC

398 Old County Rd., LLC purchased a multi-family complex totaling 17,280± SF at 398 Old County Road in Hampden, ME from Erlene M. Morgan for \$2,200,000. This was an off-market transaction that consisted of two buildings with 16, two bedroom, one and a half bath units.

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



### 21 ELM STREET, CAMDEN, ME

17,303± SF PURCHASED BY ELM STREET PROPERTIES, LLC

Elm Street Properties, LLC purchased a 17,303± SF mixed-use building at 21 Elm Street in Camden, ME from 21 Elm Street, LLC for \$1,796,666. The historic, brick building has four stories and houses 19 retail and office units. The property's location, in the center of downtown Camden, checked all the boxes for this investor.

The transaction was arranged on behalf of the seller by Dan Greenstein and Sasha Phillips of The Boulos Company and on behalf of the buyer by Noah Stebbins of The Boulos Company.

# October 2023 Transactions

## SALES

### 36-40 Front Street, Bath, ME

10,848± SF

Front Street Holdings, LLC purchased a 10,848± SF office/retail building at 36-40 Front Street in Bath from KeyBank National Association for \$1,200,000.

The transaction was arranged on behalf of the seller by Jon Rizzo, SIOR and Sasha Phillips of The Boulos Company.

### 1236 Congress Street, Portland, ME

3,177± SF

1236 Congress St Portland Maine, LLC purchased a 3,177± SF retail building at 1236 Congress Street in Portland from Fiddler's Green, LLC for \$895,000.

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

### 135 Main Street, Freeport, ME

4,590± SF

The Yilmaz Family, LLC purchased a 4,590± SF office/retail building at 135 Main Street in Freeport from KeyBank National Association for \$817,500.

The transaction was arranged on behalf of the seller by Jon Rizzo, SIOR and Sasha Phillips of The Boulos Company and on behalf of the buyer by Greg Boulos and Samantha Marinko of The Boulos Company.

### 16 Sand Hill Drive, Nobleboro, ME

14,260± SF

Sherman's DC, LLC purchased a 14,260± SF industrial building at 16 Sand Hill Drive in Nobleboro from Coastal Woodworking, Inc. for \$750,000.

The transaction was arranged by Chris Paszyc, CCIM, SIOR and Roy Donnelly of The Boulos Company.

### 184 West Broadway, Lincoln, ME

2,000± SF

184 West Broadway, LLC purchased a 2,000± SF retail building at 184 West Broadway in Lincoln from Timothy K. Cloukey Living Trust for \$450,000.

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

## LEASES - OFFICE

### 400 Congress Street, Portland, ME

11,729± SF

[General Services Administration](#) leased 11,729± SF of office space at 400 Congress Street in Portland from PO Square Building, LLC.

The transaction was arranged on behalf of the landlord by Drew Sigfridson, SIOR of The Boulos Company.

### 45 Memorial Circle, Augusta, ME

9,953± SF

[Preti Flaherty](#) renewed its lease of 9,953± SF of office space at 45 Memorial Circle in Augusta from Augusta Northern Company.

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

### 75 Maverick Street, Rockland, ME

9,700± SF

[MaineHealth](#) d/b/a Coastal Healthcare Alliance leased 9,700± SF of medical space at 75 Maverick Street in Rockland from Rockland Plaza Realty Corp.

The transaction was arranged on behalf of the tenant by Drew Sigfridson, SIOR and Jessica Estes of The Boulos Company and on behalf of the landlord by Charles Craig of The Dunham Group.

# October 2023 Transactions

## 311 Darling Avenue, South Portland, ME

8,397± SF

UMHS V, LLC renewed its lease on 8,397± SF of office space at 311 Darling Avenue in South Portland from RAM Development Company.

The transaction was arranged on behalf of the landlord by Drew Sigfridson, SIOR and Jessica Estes of The Boulos Company.

## 264 Civic Center Drive, Augusta, ME

8,105± SF

An undisclosed tenant leased 8,105± SF of office space at 264 Civic Center Drive in Augusta from J&R Associates.

The transaction was arranged on behalf of the landlord by Nick Lucas of The Boulos Company.

## 15 Lund Road, Saco, ME

4,271± SF

[Pediatric Development Center](#) leased 4,271± SF of office/retail space at 15 Lund Road in Saco from Ironside Sports Center, LLC.

The transaction was arranged on behalf of the landlord by Greg Boulos and Cameron Foster of The Boulos Company and on behalf of the tenant by Justin Lamontagne of The Dunham Group.

## 207 Larrabee Road, Westbrook, ME

3,828± SF

[Hope Community Support Services, LLC](#) leased 3,828± SF of office space at 207 Larrabee Road in Westbrook from Hanover Realty, LP.

The transaction was arranged by Greg Boulos and Samantha Marinko of The Boulos Company.

## 151 Capitol Street, Augusta, ME

3,533± SF

Eaton Peabody, P.A. leased 3,533± SF of office space at 151 Capitol Street in Augusta from MPDC II, Inc.

The transaction was arranged by Nick Lucas and Roy Donnelly of The Boulos Company.

## 11 Parkwood Drive, Augusta, ME

3,400± SF

[Zardus Art of Massage-School of Massage, Inc.](#) leased 3,400± SF of office space at 11 Parkwood Drive in Augusta from Graszulak Investments, LLC.

The transaction was arranged on behalf of the landlord by Nick Lucas of The Boulos Company.

## 1 Cate Street, Portsmouth, NH

3,195± SF

[GL Rogers and Company, Inc.](#) leased 3,195± of office space at 1 Cate Street in Portsmouth, NH from Cate Street Four, LLC.

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

## 11 Parkwood Drive, Augusta, ME

3,000± SF

Escape Augusta, LLC leased 3,000± SF of office space at 11 Parkwood Drive in Augusta from Graszulak Investments, LLC.

The transaction was arranged on behalf of the landlord by Nick Lucas of The Boulos Company and on behalf of the tenant by Tim Fortin of NextHome Northern Lights Realty.

## 400 Riverside Street, Portland, ME

2,500± SF

Box Tie Studio, LLC leased 2,500± SF of office space at 400 Riverside Street in Portland from Income Property Management.

The transaction was arranged on behalf of the landlord by Claire Richardson of The Boulos Company and on behalf of the tenant by Reese McFarlane of The Boulos Company.

# October 2023 Transactions

## 8 Greenleaf Woods Drive, Portsmouth, NH 2,210± SF

Cornerstone Financial Planning, LLC leased 2,210± SF of office space at 8 Greenleaf Woods Drive in Portsmouth, NH from 8 Greenleaf Woods Drive, LLC.

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

## 511 Congress Street, Portland, ME 1,775± SF

[Greater Portland Landmarks](#) subleased 1,775± SF of office space at 511 Congress Street in Portland from Embrace Home Loans.

The transaction was arranged on behalf of the tenant by Reese McFarlane of The Boulos Company and on behalf of the landlord by Troy Leland of JLL and Jim Harnden of The Dunham Group.

## 22 Free Street, Portland, ME 1,358± SF

[Amity Companies](#) leased 1,358± SF of office space at 22 Free Street in Portland from J.B. Brown & Sons.

The transaction was arranged on behalf of the landlord by Derek Miller of The Boulos Company.

## 250 Commercial Street, Portland, ME 1,000± SF

[Maine Connectivity Authority](#) subleased 1,000± SF of office space at 250 Commercial Street in Portland from Page One Web Solutions.

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

## 10 Water Street, Portland, ME 450± SF

W Masonry Inc. leased 450± SF of office space at 10 Water Street in Waterville from Waterfront Maine.

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

## LEASES - RETAIL

## 2-6 Market Street, Newburyport, MA 2,980± SF

RN Esthetics leased 2,980± SF of retail space at 2-6 Market Street in Newburyport, MA from Newburyport Properties, LLC.

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

## 153 New County Road, Thomaston, ME 1,365± SF

Malcolm Bedell d/b/a [Ancho Honey](#) leased 1,365± SF of retail space at 153 New County Road in Thomaston from Midcoast Development, LLC.

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