



### **27 NORTHPORT DRIVE, PORTLAND, ME**

32,532± SF PURCHASED BY CUMBERLAND COUNTY, MAINE

Cumberland County purchased a freestanding office building at 27 Northport Drive in Portland from Martin's Point Health Care Inc. in a deal that closed for \$4,580,000. The county plans to renovate the 32,532± SF interior of the three-story building and consolidate offices in 2024.

The transaction was arranged on behalf of the seller by Nate Stevens of The Boulos Company and on behalf of the buyer by Drew Sigfridson, SIOR of The Boulos Company.



### **12 LYMAN STREET, BERWICK, ME**

12,960± SF PURCHASED BY 12 LYMAN STREET REALTY, LLC

12 Lyman Street Realty, LLC purchased a multi-family building at 12 Lyman Street in Berwick from Lyman Landing, LLC for \$1,750,000. The apartment complex consists of 12 units and is located in the heart of downtown Berwick.

The transaction was arranged on behalf of the buyer by Noah Stebbins of The Boulos Company and on behalf of the seller by Brad Carlson of Northeast Private Client Group.



### **527 OCEAN HOUSE ROAD, CAPE ELIZABETH, ME**

3,624± SF PURCHASED BY PRENTICE HOSPITALITY GROUP

[Prentice Hospitality Group](#) purchased a 3,624± SF restaurant at 527 Ocean House Road in Cape Elizabeth for an undisclosed price. For 38 years The Good Table, run by father-daughter restaurateurs Lisa and Tony Kostopoulos, has been loved for its generous portions of comfort food, Greek specialties, and friendly staff. The new owner, Prentice, operates Evo, Twelve, the Chebeague Island Inn, and House Island, among other properties, and this was an excellent fit for the portfolio.

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

# November 2023 Transactions

## SALES

### 16 Rockport Park Center, Rockport, ME

2,250± SF

[Rock City Employee Cooperative](#) purchased a 2,250± SF warehouse building at 16 Rockport Park Center in Rockport from 86 Chestnut Street, LLC for \$500,000.

The transaction was arranged on behalf of the buyer by Jessica Estes and Roy Donnelly of The Boulos Company and on behalf of the seller by Brian Wickenden of Legacy Properties Sotheby's International Realty.

### 22 Pleasant Street, Mechanic Falls, ME

3,761± SF

33 Pleasant, LLC purchased a 3,761± SF office building at 22 Pleasant Street in Mechanic Falls from the Town of Mechanic Falls for \$300,000.

The transaction was arranged on behalf of the seller by Noah Stebbins of The Boulos Company and on behalf of the buyer by Elaine Pratte of Meservier & Associates.

## LEASES - OFFICE

### 14 Edison Drive, Augusta, ME

10,000± SF

An undisclosed tenant leased 10,000± SF of office space at 14 Edison Drive in Augusta from J&R Associates, LLC.

The transaction was arranged on behalf of the landlord by Nick Lucas of The Boulos Company and on behalf of the tenant by Dana Wilber of Geis Realty Group, Inc.

### 1779 Washington Street South, Auburn, ME

3,000± SF

ToothSuite, PA leased 3,000± SF of office/retail space at 1779 Washington Street South in Auburn from Auburn Marketplace, LLC.

The transaction was arranged on behalf of the landlord by Chris Paszyc, CCIM, SIOR and Noah Stebbins of The Boulos Company and on behalf of the tenant by Derek Miller and Chris Romano of The Boulos Company and Mark Brodson of Resource Commercial Advisors.

### 35 Industrial Way, Rochester, NH

2,900± SF

[2-Way Communications Service, Inc](#) leased 2,900± SF of office space at 35 Industrial Way in Rochester, NH from Amarosa Industrial Park, LLC.

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

### One Monument Square, Portland, ME

2,700± SF

[Olympia Snowe Women's Leadership Institute](#) leased 2,700± SF of office space at One Monument Square in Portland from Congress Federal Trust, LLC.

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

### 66 Third Street, Dover, NH

2,525± SF

[ACI Therapy Billing, LLC](#) leased 2,525± SF of office space at 66 Third Street in Dover, NH from Third Street Holdings, LLC.

The transaction was arranged on behalf of the landlord by Caitlin Burke and Kent White of The Boulos Company and on behalf of the tenant by Abby Bachman of Colliers International.

# November 2023 Transactions

## 725 Main Street, South Portland, ME

712± SF

[For Me, LLC](#) leased 712± SF of office space at 725 Main Street in South Portland from Black Fly Properties, LLC.

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

## Pineland Center, New Gloucester, ME

273± SF

Christopher Todd Kitchens leased 273± SF of office space at Pineland Center in New Gloucester from October Corporation.

The transaction was arranged by Reese McFarlane of The Boulos Company.

## Pineland Center, New Gloucester, ME

135± SF

John Manganello leased 135± SF of office space at Pineland Center in New Gloucester from October Corporation.

The transaction was arranged by Reese McFarlane of The Boulos Company.

## LEASES - RETAIL

## 244 Front Street, Bath, ME

3,353± SF

Zachary and Kristine Leeman leased 3,353± SF of restaurant space at 244 Front Street in Bath from El On Wheels, LLC.

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

## 100 Gorham Road, South Portland, ME

2,107± SF

[SoPoWorx](#) leased 2,107± SF of retail space at 100 Gorham Road in South Portland from TideSmart Realty, LLC.

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

## 360 US Route One, Scarborough, ME

1,882± SF

Maine Nails & Spa leased 1,882± SF of retail space at 360 US Route One in Scarborough from Willowdale 360, LLC.

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

## 91 Anderson Street, Portland, ME

1,710± SF

Night Peanuts, LLC leased 1,710± SF of restaurant space at 91 Anderson Street in Portland from Redfern Bayside, LLC.

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

## 96 Calef Highway, Epping, NH

1,375± SF

[Jersey Mike's](#) leased 1,375± SF of retail space at 96 Calef Highway in Epping, NH from EppiCenter, LLC.

The transaction was arranged on behalf of the landlord by Christian Stallkamp and Katherine Gemmecke of The Boulos Company and on behalf of the tenant by Pat Gallagher of Atlantic Retail.

# November 2023 Transactions

## LEASES - INDUSTRIAL

### 979 Riverside Street, Portland, ME

3,200± SF

Leathers Marine, LLC leased 3,200± SF of industrial space at 979 Riverside Street in Portland from 987 Riverside, LLC.

The transaction was arranged on behalf of the landlord by Craig Young, CCIM and Sasha Phillips of The Boulos Company.

### 100 Tri City Road, Somersworth NH

1,506± SF

[Flannery Tree Service](#) leased 1,506± SF of industrial space at 100 Tri City Road in Somersworth, NH from 100 Tri City, LLC.

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

