

22  
TRANSACTIONS

68,665±  
LEASED

\$3.1M+  
SOLD

RANGING IN SIZE  
FROM A 650± SF LEASE  
TO A \$1.25M SALE\*

*\*This does not include undisclosed sale prices*

BOULOS BRINGS YOU MORE



**16 MIDDLE STREET, UNIT 302, PORTLAND, ME**

Unit Size: 5,374± SF

Property Type: Office Unit

Price: \$1,250,000

Buyer: [Savage East Ender, LLC](#)

Seller: Tilson Middle Street Holding, LLC

The transaction was arranged on behalf of the seller by Claire Richardson of The Boulos Company and on behalf of the buyer by Sam LeGeyt of The Dunham Group.



**426 CALEF HIGHWAY, BARRINGTON, NH**

Building Size: 8,585± SF

Property Type: Medical Office

Price: \$1,000,000

Buyer: [The Town of Barrington, NH](#)

Seller: FMH Healthcare

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



**564 BATH ROAD, WISCASSET, ME**

Building Size: 4,476± SF

Property Type: Retail Building

Price: \$640,000

Buyer: [AP01, LLC and RR & JP Properties, LLC](#)

Seller: IIWII, LLC

The transaction was arranged on behalf of the buyer by Noah Stebbins of The Boulos Company and on behalf of the seller by Cheri Bonawitz of Malone Commercial Brokers.



## SALES

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### 3 WEBHANNET PLACE, KENNEBUNK, ME

Unit Size: 2,190± SF

Property Type: Office Condo

Price: \$220,000

Buyer: DJL Real Estate, LLC

Seller: Howard J. Hall Family Trust

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

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## LEASE - OFFICE

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### 35 INDUSTRIAL WAY, ROCHESTER, NH

Size: 10,900± SF

Property Type: Office

Lessee: [ABA Centers of America, LLC](#)

Lessor: Amarosa Industrial Park, LLC and IWR, 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 Abby Bachman of Colliers International.

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### 8 SCIENCE PARK ROAD, SCARBOROUGH, ME

Size: 8,010± SF

Property Type: Office

Lessee: [Coretelligent, LLC](#)

Lessor: Contour Properties, LLC

The transaction was arranged on behalf of the tenant by Brice O'Connor of The Boulos Company and on behalf of the landlord by Chris Craig of The Dunham Group.

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### 3 WEBHANNET PLACE, KENNEBUNK, ME

Size: 2,190± SF

Property Type: Office

Lessee: [Kids Free To Grow](#)

Lessor: Joy Real Estate of Kennebunk, LLC

The transaction was arranged by Joseph Italiaander, Chris Gallagher and Nate Roop of The Boulos Company.

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### 130 OAK STREET, ELLSWORTH, ME

Size: 1,867± SF

Property Type: Office

Lessee: [State of Maine - Dept. of Administrative & Financial Services](#)

Lessor: Salisbury Rentals, LLC

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

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### 5 WEBHANNET PLACE, KENNEBUNK, ME

Size: 1,464± SF

Property Type: Office

Lessee: [Dirigo Property Management](#)

Lessor: Joy Real Estate, LLC

The transaction was arranged on behalf of the landlord by Joseph Italiaander, Chris Gallagher and Nate Roop of The Boulos Company.

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### 2 MONUMENT SQUARE, PORTLAND, ME

Size: 1,188± SF

Property Type: Office

Lessee: [Prapela, Inc.](#)

Lessor: 800 Northern Corp

The transaction was arranged on behalf of the tenant by Jonathan Rizzo, SIOR and Nate Roop of the Boulos Company and on behalf of the landlord by Tom Moulton of The Dunham Group.

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**89 LARRABEE ROAD, WESTBROOK, ME**

Size: 1,045± SF  
Property Type: Office  
Lessee: Daniel Pierce  
Lessor: Shoemaker, LLC

The transaction was arranged by Brice O'Connor of The Boulos Company.

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**2 MONUMENT SQUARE, PORTLAND, ME**

Size: 1,188± SF  
Property Type: Office  
Lessee: [Prapela, Inc.](#)  
Lessor: 800 Northern Corp

The transaction was arranged on behalf of the tenant by Jonathan Rizzo, SIOR and Nate Roop of the Boulos Company and on behalf of the landlord by Tom Moulton of The Dunham Group.

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**LEASE - RETAIL**

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**4 SCAMMAN STREET, SACO, ME**

Size: 4,023± SF  
Property Type: Retail  
Lessee: [Sherman's Books and Stationery, Inc.](#)  
Lessor: Saco Valley, LLC

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 Roy Donnelly of The Boulos Company.

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**71 CALEF HIGHWAY, LEE, NH**

Size: 2,000± SF  
Property Type: Retail  
Lessee: Lee Beer & Wine, Inc.  
Lessor: Fourth-Calef TIC, LLC

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

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**209 WESTERN AVENUE, SOUTH PORTLAND, ME**

Size: 3,500± SF  
Property Type: Restaurant  
Lessee: Hao Wei & Yan Yao Fang  
Lessor: Raphael Limited Partnership

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

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**111 MIDDLE STREET, PORTLAND, ME**

Size: 1,622± SF  
Property Type: Restaurant  
Lessee: The Hideout, LLC  
Lessor: Venture III Holdings, LLC

The transaction was arranged on behalf of the landlord by John Finegan and Reese McFarlane of The Boulos Company.

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**65 HANOVER STREET, PORTLAND, ME**

Size: 3,238± SF  
Property Type: Retail  
Lessee: [Maine Clay Collaborative, LLC](#)  
Lessor: RD 65 Hanover, LLC

The transaction was arranged on behalf of the tenant by Brice O'Connor of The Boulos Company and on behalf of the landlord by Peter Gwilym of Porta & Company.

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**491 PAYNE ROAD, SCARBOROUGH, ME**

Size: 1,568± SF  
Property Type: Restaurant  
Lessee: [Shapiro Bagel, LLC](#)  
Lessor: Payne Pizza, LLC

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

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**2001 WOODBURY AVENUE, NEWINGTON, NH**

Size: 1,300± SF

Property Type: Retail

Lessee: [N. Hannoush Jewelers, Inc.](#)

Lessor: Newington Crossing, LLC

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

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**23 BRIDGTON ROAD, WESTBROOK, ME**

Size: 650± SF

Property Type: Retail

Lessee: Fabulash and Brows, LLC

Lessor: Joy Real Estate of Westbrook LLC

The transaction was arranged on behalf of the landlord by Joseph Italiaander, Chris Gallagher and Nate Roop of The Boulos Company.

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**LEASE - INDUSTRIAL**

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**18 WILEY ROAD, SACO, ME**

Size: 15,600± SF

Property Type: Industrial

Lessee: Miner, Ltd

Lessor: ASR Property, LLC

The transaction was arranged on behalf of the tenant by Jonathan Rizzo, SIOR of The Boulos Company and on behalf of the landlord by Greg Hastings of The Dunham Group.

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**46 LEIGHTON ROAD, AUGUSTA, ME**

Size: 3,000± SF

Property Type: Warehouse

Lessee: Finline Enterprise, Inc.

Lessor: J&R Associates, LLC

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

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**15 LUND ROAD, SACO, ME**

Size: 5,500± SF

Property Type: Warehouse

Lessee: [Minuteman Security Technologies, Inc.](#)

Lessor: Ironsides 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 Noah Stebbins of The Boulos Company.

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