



THE BOULOS
COMPANY

TRANSACTION REPORT
FEBRUARY 2025

27
TRANSACTIONS

69,150±
LEASED

\$40.3M+
SOLD

RANGING IN SIZE
FROM A 225± SF LEASE
TO A \$13.1M SALE*

**This does not include undisclosed sale prices*

BOULOS BRINGS YOU MORE



HARTLEY STREET AND TALL PINES DRIVE, LEWISTON, ME

Total SF: 116,480± SF

Property Type: 100-Unit Multifamily Portfolio

Price: \$13,162,500

Buyer: [Hartley and Tall Pines Realty, LLC & Blue Investment Group, LLC](#)

Seller: LDT, LLC

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



WINCHESTER WOODS PORTLAND, ME

Total SF: 46,944± SF

Property Type: 48-Unit Multifamily Portfolio

Price: \$12,100,000

Buyer: Noma, LLC

Seller: Winchester Woods, LLC

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



100 BORTHWICK AVENUE PORTSMOUTH, NH

Building Size: 47,745± SF

Property Type: Office Building

Price: \$8,900,000

Buyer: 100 Borthwick, LLC

Seller: Lighthouse Credit Union

The transaction was arranged on behalf of the buyer by Kent White and Caitlin Burke of The Boulos Company and on behalf of the seller by Thomas Farrelly of Cushman & Wakefield.



SALES

103 RIVER ROAD, CHELSEA, ME

Size: 30,000± SF
Property Type: Warehouse Building
Price: \$2,950,000
Buyer: The Herget Group, LLC
Seller: Capitol Area Self Storage, LLC

The transaction was arranged on behalf of the seller by Nick Lucas of The Boulos Company and on behalf of the buyer by Ben Spencer of CORE.

0 LITTLE DOLPHIN DRIVE, SCARBOROUGH, ME

Size: 2.83± AC
Property Type: Land
Price: \$975,000
Buyer: South Portland Housing Development
Seller: M&R Holdings, LLC

The transaction was arranged by Drew Sigfridson, SIOR and Jon Rizzo, SIOR of The Boulos Company

279 WASHINGTON STREET SOUTH, AUBURN, ME

Size: 5,000± SF
Property Type: Industrial Building
Price: \$725,000
Buyer: [279 Washington St, LLC](#)
Seller: Twilight Years, LLC

The transaction was arranged on behalf of the buyer by Noah Stebbins of The Boulos Company and on behalf of the seller by Greg Perry of Broad Cove Collective.

561 OAK HILL ROAD, SWANVILLE, ME

Size: 4,200± SF
Property Type: 4-Unit Multifamily Building
Price: \$500,000
Buyer: 139 Searsport Ave, LLC
Seller: Blue Jay Properties, LLC

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

1250 FOREST AVENUE, PORTLAND, ME

Unit Size: 3,230± SF
Property Type: Medical Office Condo
Price: \$500,000
Buyer: Sarka Properties, LLC
Seller: Bishop Holdings, LLC

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

1 RAILROAD AVENUE, YORK, ME

Size: 1,618± SF
Property Type: Restaurant Building
Price: \$500,000
Buyer: Shaheen Enterprises of ME, LLC
Seller: Sandra Wilson

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



LEASE - OFFICE

707 SABLE OAKS DRIVE, SOUTH PORTLAND, ME

Size: 6,359± SF

Property Type: Office

Lessee: Guy Carpenter & Company, LLC

Lessor: Second Portland Limited Partnership

The transaction was arranged on behalf of the tenant by Jon Rizzo, SIOR of The Boulos Company and Laurence Briody of CBRE and on behalf of the landlord by Craig Young, CCIM and Nate Roop of The Boulos Company.

45 COMMERCE DRIVE, AUGUSTA, ME

Size: 6,116± SF

Property Type: Office

Lessee: Maine Information Network, LLC

Lessor: 45 Commerce Drive Leasing, LLC

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

10 MARKET STREET, SCARBOROUGH, ME

Size: 5,190± SF

Property Type: Office

Lessee: Behavioral Health Practices, LLC d/b/a LifeStance Health, Inc.

Lessor: 10 Market Street, LLC

The transaction was arranged on behalf of the tenant by Derek Miller of The Boulos Company and Patrick Purcell of CBRE and on behalf of the landlord by Jon Rizzo, SIOR and Drew Sigfridson, SIOR of The Boulos Company.

PINELAND CENTER, NEW GLOUCESTER, ME

Size: 4,288± SF

Property Type: Office

Lessee: Anchour Creative, LLC

Lessor: October Corporation

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

2 CITY CENTER, PORTLAND, ME

Size: 4,129± SF

Property Type: Office

Lessee: [Legal-Ease LLC, PA](#)

Lessor: Two City Center, LLC

The transaction was arranged on behalf of the tenant by John Finegan of The Boulos Company and on behalf of the landlord by Greg Boulos and Samantha Marinko of The Boulos Company.

1 CITY CENTER, PORTLAND, ME

Size: 3,299± SF

Property Type: Office

Lessee: [Janney Montgomery Scott, LLC](#)

Lessor: One City Center Associates, LLC

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

525 RIVERSIDE STREET, PORTLAND, ME

Size: 2,188± SF

Property Type: Office

Lessee: [Parterre Garden Services, Inc.](#)

Lessor: 525 Riverside, LLC

The transaction was arranged on behalf of the tenant by Greg Boulos and Samantha Marinko of The Boulos Company and on behalf of the landlord by Nick Malone of Malone Commercial Brokers.

1000 MARKET STREET, PORTSMOUTH, NH

Size: 2,100± SF

Property Type: Office

Lessee: [The ATOM Group, LLC](#)

Lessor: Nine Seven Six Realty Trust

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



LEASE - OFFICE

35 INDUSTRIAL WAY, ROCHESTER, NH

Size: 1,850± SF

Property Type: Office

Lessee: [Neuropsychology Concussion Management and Associates, LLC](#)

Lessor: Amarosa Industrial Park, LLC & 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 Tyler Haugh of Realty One Group.

179 LISBON STREET, LEWISTON, ME

Size: 1,400± SF

Property Type: Office

Lessee: Paul D. Corey & Associates, PA

Lessor: Mid Town Mall Associates

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

73 COMMERCIAL STREET, LEWISTON, ME

Size: 960± SF

Property Type: Office

Lessee: [Simply Clean ME, LLC](#)

Lessor: D. Gendron Construction, Inc.

The transaction was arranged by Chris Paszyc, CCIM, SIOR, Nick Lucas, and Chris Romano of The Boulos Company.

177 GRAY ROAD, FALMOUTH, ME

Size: 225± SF

Property Type: Office

Lessee: Sparkle Cleaning, LLC

Lessor: A&C Holdings, LLC

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

LEASE - RETAIL

111 STATE STREET, PORTSMOUTH, NH

Size: 6,582± SF

Property Type: Restaurant

Lessee: [Mamma Luca](#)

Lessor: Coventry Realty, LLC

The transaction was arranged on behalf of the tenant by Caitlin Burke of The Boulos Company.

4 MILL STREET, FREEPORT, ME

Size: 2,300± SF

Property Type: Retail

Lessee: [Liberty Graphics](#)

Lessor: GWB Freeport, LLC

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

40 FREE STREET, PORTLAND, ME

Size: 1,551± SF

Property Type: Retail

Lessee: Bower Pilates, LLC

Lessor: 40 Free, LLC

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



LEASE - INDUSTRIAL

34 SPRING HILL ROAD, SACO, ME

Size: 12,613± SF

Property Type: Industrial

Lessee: [BlueTriton Brands, Inc.](#)

Lessor: 1053 Forest Avenue, LLC

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

10 MANUEL DRIVE, PORTLAND, ME

Size: 6,000± SF

Property Type: Industrial

Sublessee: [Nate Holyoke Builders, Inc.](#)

Sublessor: Everon, LLC

The transaction was arranged on behalf of the sublandlord by Noah Stebbins of The Boulos Company and Tadd Wisinski of JLL and on behalf of the subtenant by Joseph Atwood of The Dunham Group.

51 DYNAMIC DRIVE, SCARBOROUGH, ME

Size: 2,000± SF

Property Type: Industrial

Lessee: Rumford Capital Group, Inc.

Lessor: Dynamic Sun, LLC

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

