



TRANSACTION REPORT JULY 2025

30
TRANSACTIONS

52,350± SF
LEASED

\$12.1M+
SOLD

RANGING IN SIZE
FROM A 166± SF LEASE
TO A \$2.9M SALE*

**This does not include undisclosed sale prices*



BOULOS BRINGS YOU MORE



275 US ROUTE ONE, CUMBERLAND, ME

Building Size: 16,168± SF
Property Type: Office Building
Price: \$2,900,000
Buyer: Addison Capital, LLC
Seller: INS Realty, LLC

The transaction was arranged on behalf of the buyer by Greg Boulos of The Boulos Company and on behalf of the seller by Drew Sigfridson, SIOR and Brice O'Connor of The Boulos Company.



280 MAINE MALL ROAD, SOUTH PORTLAND, ME

Building Size: 5,775± SF
Property Type: Retail Building
Price: \$2,650,000
Buyer: Portland 280 Realty Ventures, LLC
Seller: WM Capital Partners 56, LLC

The transaction was arranged on behalf of the seller by Chris Gallagher and Joe Italiaander of The Boulos Company and on behalf of the buyer by Karen Rich of Malone Commercial Brokers.



100 BORTHWICK AVENUE, PORTSMOUTH, NH

Lot Size: 6.0± AC
Property Type: Land Parcel
Price: \$2,000,000
Buyer: [Liberty Mutual Insurance Company](#)
Seller: 100 Borthwick Avenue, LLC

The transaction was arranged on behalf of the seller by Kent White and Caitlin Burke of The Boulos Company and on behalf of the buyer by Joe Doyle of CRESA Partners.



SALES

8 VENTURE WAY, KENNEBUNKPORT, ME

Building Size: 4,339± SF
Property Type: Industrial Building
Price: \$1,125,000
Buyer: Venture Way Properties, LLC
Seller: Venture Bait, LLC

The transaction was arranged on behalf of the seller by Chris Gallagher and Joe Italiaander of The Boulos Company and on behalf of the buyer by Dawson Sibley of RE/MAX Realty One.

29 ASSOCIATION DRIVE, MANCHESTER, ME

Building Size: 3,509± SF
Property Type: Office Building
Price: \$437,000
Buyer: [29 Association Drive, LLC](#)
Seller: Maine Dental Association

The transaction was arranged on behalf of the seller by Nick Lucas and Chris Romano of The Boulos Company and on behalf of the buyer by Kyle Dennis of Pouliot Real Estate.

949 BRIGHTON AVENUE, PORTLAND, ME

Building Size: 4,189± SF
Property Type: Office Building
Price: \$885,000
Buyer: [Horch Properties, LLC](#)
Seller: 949 Brighton Ave Portland, LLC

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

0 EDISON DRIVE, AUGUSTA, ME

Lot Size: 3.1± AC
Property Type: Land Parcel
Price: \$408,700
Buyer: [Central Maine Power Company](#)
Seller: First Choice Properties, LLC

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

525 EASTERN AVENUE, AUGUSTA, ME

Building Size: 4,560± SF
Property Type: Office Building
Price: \$660,000
Buyer: Jmirecki Real Estate Holdings, LLC & Kevin Mirecki
Seller: Webb Properties, LLC

The transaction was arranged on behalf of the buyer by Nick Lucas of The Boulos Company and on behalf of the seller by Jim Peppin of Sprague and Curtis Real Estate.

22 WEST COLE ROAD, BIDDEFORD, ME

Building Size: 3,090± SF
Property Type: Medical Office Building
Price: \$265,000
Buyer: 22 West Cole, LLC
Seller: Westcot LTD, LLC

The transaction was arranged on behalf of the seller by Joe Italiaander and Nate Roop of The Boulos Company and on behalf of the buyer by Ed Dickhaut of Landmark Realty.

700 MOUNT HOPE AVENUE, BANGOR, ME

Building Size: 8,920± SF
Property Type: Office Building
Price: \$625,000
Buyer: [Heart of Maine United Way](#)
Seller: Tyler Technologies

The transaction was arranged on behalf of the seller by Roy Donnelly of The Boulos Company and on behalf of the buyer by Carol Epstein of Epstein Commercial Real Estate.

5 THORNTON STREET, BIDDEFORD, ME

Building Size: 5,115± SF
Property Type: Mixed-Use Building
Price: \$175,000
Buyer: Diversacorp Holdings, LLC
Seller: Marty Devlin

The transaction was arranged on behalf of the buyer by Brice O'Connor of The Boulos Company and on behalf of the seller by Chris Gallagher and Joe Italiaander of The Boulos Company.



LEASE - OFFICE

45 COMMERCE DRIVE, AUGUSTA, ME

Size: 15,391± SF

Property Type: Office

Lessee: [State of Maine Department of Labor](#)

Lessor: 45 Commerce Drive Leasing, LLC

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

45 COMMERCE DRIVE, AUGUSTA, ME

Size: 9,873± SF

Property Type: Office

Lessee: [Gainwell Technologies, LLC](#)

Lessor: 45 Commerce Drive Leasing, 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 Brice O'Connor of The Boulos Company and Alex Duckworth of Cushman & Wakefield.

2625 PORTLAND ROAD, ARUNDEL, ME

Size: 2,884± SF

Property Type: Office

Lessee: [TCABA Arundel, LLC](#)

Lessor: Champagnes Holdings, LLC

The transaction was arranged on behalf of the landlord by Noah Stebbins of The Boulos Company and on behalf of the tenant by Sasha Phillips of The Boulos Company.

279 LOCUST STREET, DOVER, NH

Size: 2,580± SF

Property Type: Office

Lessee: [InMotion Chiropractic, P.L.L.C.](#)

Lessor: Double Diamond Holdings South, LLC

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

1209 MAIN STREET, SANFORD, ME

Size: 1,550± SF

Property Type: Office

Lessee: [The Center for Grieving Children](#)

Lessor: Merge Associates, Inc.

The transaction was arranged on behalf of the tenant by Samantha Marinko of The Boulos Company and on behalf of the landlord by Ann Lapierre of Town Square Realty Group.

254 COMMERCIAL STREET, PORTLAND, ME

Size: 1,025± SF

Property Type: Office

Lessee: Instant Impact, LLC

Lessor: Waterfront Maine LP

The transaction was arranged by Derek Miller of The Boulos Company.

7 WEBHANNET PLACE, KENNEBUNK, ME

Size: 950± SF

Property Type: Office

Lessee: Atlantic Longevity

Lessor: Joy Real Estate of Kennebunk, LLC

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

30 EXCHANGE STREET, PORTLAND, ME

Size: 500± SF

Property Type: Office

Lessee: [Webster Pacific, LLC](#)

Lessor: 30 Exchange Street, LLC

The transaction was arranged on behalf of the tenant by Jon Rizzo, SIOR of The Boulos Company and on behalf of the landlord by Peter Gwilym of Porta & Co.



LEASE - OFFICE

885 BRIGHTON AVENUE, PORTLAND, ME

Size: 400± SF

Property Type: Office

Lessee: [Save Plus Home Care Services, Inc.](#)

Lessor: Yong, LLC

The transaction was arranged on behalf of the tenant by Nate Roop of The Boulos company and on behalf of the landlord by Kirk Butterfield of KW Commercial Group.

254 COMMERCIAL STREET, PORTLAND, ME

Size: 166± SF

Property Type: Office

Lessee: EOC, LLC

Lessor: Waterfront Maine LP

The transaction was arranged by Derek Miller of The Boulos Company.

565 CONGRESS STREET, PORTLAND, ME

Size: 360± SF

Property Type: Office

Lessee: [Pyreg, Inc.](#)

Lessor: Pachios Brothers I, LLC

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

LEASE - RETAIL

497 HIGH STREET, SOMERSWORTH, NH

Size: 3,500± SF

Property Type: Retail

Lessee: [Blue Link Wireless, LLC](#)

Lessor: DT497

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

894 MINOT AVENUE, AUBURN, ME

Size: 1,194± SF

Property Type: Retail

Lessee: Allykats Confections, LLC

Lessor: Mac's Holdings, LLC

The transaction was arranged on behalf of the tenant by Reese McFarlane of The Boulos Company and on behalf of the landlord by Kirk Butterfield of KW Commercial Group.

9 SANBORN STREET, PORTLAND, ME

Size: 1,200± SF

Property Type: Retail

Lessee: The Pretty You Studio

Lessor: Sanborn Street Holdings, LLC

The transaction was arranged on behalf of the tenant by Cameron Foster of The Boulos Company and on behalf of the landlord by Emmett Peoples and Vince Ciampi of Porta & Co.

87 BRACKETT STREET, PORTLAND, ME

Size: 1,077± SF

Property Type: Retail

Lessee: JM Wiggs, LLC

Lessor: BL Hower, LLC

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



LEASE - RETAIL

28 MONUMENT SQUARE, PORTLAND, ME

Size: 250± SF

Property Type: Retail

Lessee: Blend It, LLC

Lessor: 28 MSQ, LLC

The transaction was arranged by Cameron Foster of The Boulos Company.

LEASE - INDUSTRIAL

15 RAZEL WAY, LEWISTON, ME

Size: 5,000± SF

Property Type: Industrial

Lessee: [RTW Management Inc.](#)

Lessor: Easy Self Storage, LLC

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

6 STACKPOLE ROAD, MACHIAS, ME

Size: 2,000± SF

Property Type: Industrial

Lessee: [Rolling Frito-Lay Sales, LP](#)

Lessor: Coffey Hill, LLC

The transaction was arranged on behalf of the tenant by Jon Rizzo, SIOR of The Boulos Company and Caleb Graybill of CRESA Partners.

6 WHITAKER WAY, SEABROOK, NH

Size: 2,450± SF

Property Type: Industrial

Lessee: [Optimum Water New England, LLC](#)

Lessor: Whitaker 1, LLC

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