



TRANSACTION REPORT
AUGUST 2025

35
TRANSACTIONS

130,160± SF
LEASED

\$16.9M+
SOLD

RANGING IN SIZE
FROM A 600± SF LEASE
TO A \$3.1M SALE*

**This does not include undisclosed sale prices*



BOULOS BRINGS YOU MORE



74 GRAY ROAD, FALMOUTH, ME

Building Size: 12,097± SF
Property Type: Office Building
Price: \$3,115,000
Buyer: Teamaire, LLC
Seller: Leighton Road, LLC & Three Sons Realty, LLC

The transaction was arranged on behalf of the buyer by Tony McDonald, CCIM, SIOR and Claire Richardson of The Boulos Company.



**7 LAFAYETTE ROAD
NORTH HAMPTON, NH**

Building Size: 20,645± SF
Property Type: Retail Plaza
Price: \$2,695,000
Buyer: Chestnut Homes, LLC
Seller: 9 Lafayette Realty, LLC

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



**197 LISBON STREET
LEWISTON, ME**

Building Size: 25,000± SF
Property Type: Mixed-Use Building
Price: \$2,000,000
Buyer: Scruton Block, LLC & 197 Lisbon, LLC
Seller: Bradford & Conant

The transaction was arranged on behalf of the seller by Noah Stebbins of The Boulos Company and on behalf of the buyer by Shawn Boulet of Meservier and Associates.



SALES

***NORTH BRIDGE, LLC PURCHASED THE FOLLOWING FIVE TRANSACTIONS TO MEET A 1031 EXCHANGE REQUIREMENT.**



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78 & 84 COLLEGE STREET, LEWISTON, ME*

Building Size: 18,872± SF
Property Type: 16-unit Multifamily
Price: \$1,600,000
Buyer: North Bridge, LLC
Seller: JDR Holdings, LLC

The transaction was arranged on behalf of the buyer by Noah Stebbins of The Boulos Company and on behalf of the seller by Jon Leahy by JT Leahy Real Estate.

172-176 BLAKE STREET, LEWISTON, ME*

Building Size: 15,320± SF
Property Type: 11-unit Multifamily
Price: \$1,600,000
Buyer: North Bridge, LLC
Seller: JDR Exchange, LLC

The transaction was arranged on behalf of the buyer by Noah Stebbins of The Boulos Company and on behalf of the seller by Jon Leahy by JT Leahy Real Estate.

182 PINE STREET, LEWISTON, ME & 15 CUSHMAN PLACE, AUBURN, ME*

Building Size: 14,099± SF
Property Type: 11-unit Multifamily
Price: \$1,300,000
Buyer: North Bridge, LLC
Seller: JDR Holdings

The transaction was arranged on behalf of the buyer by Noah Stebbins of The Boulos Company and on behalf of the seller by Jon Leahy of JYT Leahy Real Estate.

287 TURNER STREET, AUBURN, ME*

Building Size: 5,623± SF
Property Type: 8-unit Multifamily
Price: \$825,000
Buyer: North Bridge, LLC
Seller: Reynolds Invest, LLC

The transaction was arranged on behalf of the buyer by Noah Stebbins of The Boulos Company and on behalf of the seller by Jon Leahy of JT Leahy Real Estate.

717 LISBON STREET, LEWISTON, ME*

Building Size: 5,802± SF
Property Type: 6-unit Multifamily
Price: \$665,000
Buyer: North Bridge, LLC
Seller: IMAJ Properties, LLC

The transaction was arranged on behalf of the buyer by Noah Stebbins of The Boulos Company and on behalf of the seller by Dan Coleman of Androvise Realty.

1 & 3 NEWALL STREET, FAIRFIELD, ME

Building Size: 10,342± SF
Property Type: 17-unit Multifamily Portfolio
Price: \$1,250,000
Buyer: JB Realty Rentals, LLC
Seller: North Contry Investments, LLC

The transaction was arranged on behalf of the seller by Nick Lucas of The Boulos Company and on behalf of the buyer by Rylee Knox of EXP Realty.

94 PATTERSON ROAD, LIMERICK, ME

Building Size: 4,000± SF
Property Type: Retail Building
Price: \$873,872
Buyer: Blue Iris Acres, LLC
Seller: Willow Tree, LLC

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



SALES

143 POTTLE ROAD, OXFORD, ME

Building Size: 10,080± SF
Property Type: Office Building
Price: \$500,000
Buyer: [Porter Dunn Investments, LLC](#)
Seller: Spurwink Services, Inc.

The transaction was arranged on behalf of the seller by Greg Boulos and Samantha Marinko of The Boulos Company and on behalf of the buyer by Tim Millet of Porta & Co.

146 MANLEY ROAD, AUBURN, ME

Lot Size: 2.53± AC
Property Type: Land Parcel
Price: \$199,000
Buyer: Homes For All, LLC
Seller: Stanley Sawyer & Ralph Sawyer

The transaction was arranged on behalf of the buyer by Roy Donnelly of The Boulos Company and on behalf of the seller by David Jones of F.O. Bailey Real Estate.

1 SOMERSWORTH PLAZA, SOMERSWORTH, NH

Space Size: 8,400± SF
Property Type: Retail Space
Price: \$350,000
Buyer: Nostos MMA, LLC
Seller: Somersworth Plaza, LLC

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

LEASE - OFFICE

41 HUTCHINS DRIVE, PORTLAND, ME

Size: 11,343± SF
Property Type: Office
Lessee: [R.C. Moore, Inc.](#)
Lessor: 41 Hutchins Drive, LLC

The transaction was arranged on behalf of the landlord by Claire Richardson of The Boulos Company and on behalf of the tenant by Joe Malone and Luke Malone of Malone Commercial Brokers.

1 CITY CENTER, PORTLAND, ME

Size: 5,325± SF
Property Type: Office
Lessee: [Kleinfelder, Inc.](#)
Lessor: One City Center Associates, LLC

The transaction was arranged on behalf of the tenant by Noah Stebbins of The Boulos Company and Joe Bernstein of JLL.

2 MONUMENT SQUARE, PORTLAND, ME

Size: 6,001± SF
Property Type: Office
Lessee: [Gallagher RE Inc.](#)
Lessor: 800 Northern Corp.

The transaction was arranged on behalf of the tenant by Greg Boulos and Samantha Marinko of The Boulos Company and Robert Weber of CBRE and on behalf of the landlord by Tom Moulton and Katie Breggia of The Dunham Group.

865 SPRING STREET, WESTBROOK, ME

Size: 4,500± SF
Property Type: Office
Lessee: [SGC Engineering, LLC](#)
Lessor: 564 Main Street, LLC

The transaction was arranged on behalf of the tenant by Sasha Phillips of The Boulos Company and on behalf of the landlord by Jack Baumann and Steve Baumann of Compass Commercial Brokers.



LEASE - OFFICE

10 DONALD B. DEAN DRIVE, SOUTH PORTLAND, ME

Size: 4,421± SF

Property Type: Medical Office

Lessee: Casco Bay Infusion, LLC

Lessor: Hampstead Associates, LLC

The transaction was arranged on behalf of the tenant by Jon Rizzo, SIOR of The Boulos Company and Nathaniel Heilbron of Cresa Partners and on behalf of the landlord by Tom Moulton and Katie Breggia of The Dunham Group.

45 EXCHANGE STREET, PORTLAND, ME

Size: 3,871± SF

Property Type: Office

Lessee: State of Maine - Maine Commission on Public Defense Services

Lessor: Cow Bella, LLC

The transaction was arranged on behalf of the tenant by Chris Paszyc, CCIM, SIOR of The Boulos Company and on behalf of the landlord by Peter Harrington of Malone Commercial Brokers.

500 SOUTHBOROUGH DRIVE, SOUTH PORTLAND, ME

Size: 3,804± SF

Property Type: Office

Lessee: [Cigna Health and Life Insurance Company](#)

Lessor: 400 Southborough, LLC

The transaction was arranged on behalf of the tenant by Derek Miller of The Boulos Company and Lauris Ajax of CBRE and on behalf of the landlord by Jim Harden of The Dunham Group.

8 GREENLEAF WOODS DRIVE, PORTSMOUTH, NH

Size: 3,366± SF

Property Type: Medical Office

Lessee: Lovelace Institute for Spine & Sports Injuries, Inc.

Lessor: 8 Greenleaf Woods Drive, LLC

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

2 INTERNATIONAL DRIVE, PORTSMOUTH, NH

Size: 2,638± SF

Property Type: Office

Lessee: [NBT Bank](#)

Lessor: Two International Group, LLC

The transaction was arranged by Kent White and Caitlin Burke of The Boulos Company.

970 BAXTER BOULEVARD, PORTLAND, ME

Size: 2,205± SF

Property Type: Office

Lessee: North Atlantic Investment Partners

Lessor: Back Bay Management, LLC

The transaction was arranged on behalf of the landlord by Brice O'Connor of The Boulos Company and on behalf of the tenant by Jack Baumann of Compass Commercial Brokers.

2 PORTLAND SQUARE, PORTLAND, ME

Size: 32,160± SF

Property Type: Office

Sublessee: Michelle Chmelecki N.P., PLLC

Sublessor: Psychology Specialists of Maine

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

692 ROOSEVELT TRAIL, NAPLES, ME

Size: 2,000± SF

Property Type: Office

Lessee: Fourteen Forty Financial, LLC

Lessor: Wedunbar, LLC

The transaction was arranged on behalf of the landlord by Cameron Foster of The Boulos Company and on behalf of the tenant by Dennis Wheelock of Magnusson Balfour Commercial and Business Brokers.



LEASE - OFFICE

7 WEBHANNET PLACE, KENNEBUNK, ME

Size: 1,602± SF

Property Type: Office

Lessee: Middle Path Health, PLLC

Lessor: Joy Real Estate of Kennebunk, LLC

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

1180 LISBON STREET, LEWISTON, ME

Size: 600± SF

Property Type: Office

Lessee: [Kennebec Behavioral Health](#)

Lessor: Maine Equity Holdings, LLC

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

170 US ROUTE ONE, FALMOUTH, ME

Size: 990± SF

Property Type: Office

Lessee: Oakley Pine Direct Primary Care, PLLC

Lessor: MSP Professionals 170 US-1, LLC

The transaction was arranged on behalf of the tenant by Joe Italiaander of The Boulos Company.

LEASE - RETAIL

57 BANGOR MALL BOULEVARD, BANGOR, ME

Size: 4,128± SF

Property Type: Retail

Lessee: Maine RB Enterprises IV, LLC

Lessor: Z&S Realty Estate, Inc.

The transaction was arranged on behalf of the tenant by Derek Miller of The Boulos Company and on behalf of the landlord by John Bonadio of Maine Commercial Realty.

634 FOREST AVENUE, PORTLAND, ME

Size: 1,364± SF

Property Type: Retail

Sublessee: Trip Lake Hospitality

Sublessor: Sissle & Daughters, LLC

The transaction was arranged on behalf of the sublandlord by Brice O'Connor of The Boulos Company and on behalf of the subtenant by Cheri Bonawitz of Malone Commercial Brokers.

10 MARKET STREET, SCARBOROUGH, ME

Size: 3,717± SF

Property Type: Retail

Lessee: [Allagash Brewing Company](#)

Lessor: 10 Market Street, LLC

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



LEASE - INDUSTRIAL

54 MILLIKEN STREET, PORTLAND, ME

Size: 33,245± SF

Property Type: Industrial

Lessee: [Huntington Ingalls Incorporated](#)

Lessor: Plymouth 56 Milliken, LLC

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

8 GINN ROAD, SCARBOROUGH, ME

Size: 24,000± SF

Property Type: Industrial

Lessee: [United Rental Realty, LLC](#)

Lessor: Faison 8 Ginn, LLC

The transaction was arranged on behalf of the tenant by Jon Rizzo, SIOR of The Boulos Company and Laura Polster of CBRE.

12 CENTER PARK ROAD, TOPSHAM, ME

Size: 4,700± SF

Property Type: Industrial

Lessee: [James & Whitney Co.](#)

Lessor: The Grant Group, LLC

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

1528 HAMMOND STREET, BANGOR, ME

Size: 4,180± SF

Property Type: Industrial

Lessee: [Zimmer US, Inc.](#)

Lessor: Lynch Realty Group, LLC.

The transaction was arranged on behalf of the tenant by Cameron Foster of The Boulos Company and Nick Drehs of Colliers International.

