



## TRANSACTION REPORT OCTOBER 2025

32  
TRANSACTIONS

170,453± SF  
LEASED

\$17.9M+  
SOLD

RANGING IN SIZE  
FROM A 164± SF LEASE  
TO A \$3.3M SALE\*

*\*This does not include undisclosed sale prices*



BOULOS BRINGS YOU MORE



### 235 PORTLAND ROAD, GRAY, ME

**Building Size:** 37,600± SF  
**Property Type:** Industrial Building  
**Price:** \$3,345,000  
**Buyer:** 235 Portland, LLC  
**Seller:** 235 PR, LLC

The transaction was arranged on behalf of the buyer by Noah Stebbins of The Boulos Company and on behalf of the seller by Mike Cobb of Colliers International.



### 245 COMMERCIAL STREET ROCKPORT, ME

**Building Size:** 35,234± SF  
**Property Type:** Office Building  
**Price:** \$2,750,000  
**Buyer:** [The Anchor Church](#)  
**Seller:** Camden National Corporation

The transaction was arranged on behalf of the seller by Chris Paszyc, CCIM, SIOR of The Boulos Company and on behalf of the buyer by Rachael Umstead of Lone Pine Real Estate.



### 50 COMMERCE WAY BARRINGTON, NH

**Building Size:** 45,925± SF  
**Property Type:** Industrial Building  
**Price:** \$2,475,000  
**Buyer:** Weave Holdings, LLC  
**Seller:** Karta S. Owens Revocable Living Trust

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



## SALES

**232 CALEF HIGHWAY, BARRINGTON, NH**

**Building Size:** 12,000± SF  
**Property Type:** Multi-Unit Industrial/Flex Building  
**Price:** \$2,350,000  
**Buyer:** 232 Calef Highway, LLC  
**Seller:** York Storage Solutions, LLC

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

**19 GURNET ROAD, BRUNSWICK, ME**

**Building Size:** 29,000± SF  
**Property Type:** Retail Building  
**Price:** \$2,000,000  
**Buyer:** [Pathway Vineyard Church](#)  
**Seller:** Brunswick MZL, LLC

The transaction was arranged on behalf of the seller by Derek Miller and Chris Romano of The Boulos Company and on behalf of the buyer by Faith Fontaine of Keller Williams Realty.

**330 COMMERCIAL STREET, ROCKPORT, ME**

**Building Size:** 8,815± SF  
**Property Type:** Retail Building  
**Price:** \$1,075,000  
**Buyer:** Pond Hill Properties, LLC  
**Seller:** Rockport Center, LLC

The transaction was arranged on behalf of the seller by Roy Donnelly of The Boulos Company.

**2401 CONGRESS STREET, PORTLAND, ME**

**Building Size:** 5,661± SF  
**Property Type:** Office Condo  
**Price:** \$940,000  
**Buyer:** Shamrock Properties, LLC  
**Seller:** The American National Red Cross

The transaction was arranged on behalf of the seller by Derek Miller and Sasha Phillips of The Boulos Company and Stacie Wiczulis of JLL and on behalf of the buyer by Tony Donovan of Spectrum Real Estate.

**105 ATLANTIC AVENUE, OLD ORCHARD BEACH, ME**

**Building Size:** 2,364± SF  
**Property Type:** Motel  
**Price:** \$840,000  
**Buyer:** 105 Atlantic Ave, LLC  
**Seller:** Patricia A. Keegan

The transaction was arranged on behalf of the buyer by Chris Gallagher, Joe Italiaander, and Nate Roop of The Boulos Company and on behalf of the seller by Dean Jacobs of Newcastle Realty.

**65 MAIN STREET, DAMARISCOTTA, ME**

**Building Size:** 1,764± SF  
**Property Type:** Retail Building  
**Price:** \$800,000  
**Buyer:** [Maine State Credit Union](#)  
**Seller:** Moonlight Property Management, LLC

The transaction was arranged on behalf of the seller by Chris Paszyc, CCIM, SIOR of The Boulos Company and on behalf of the buyer by Derek Bowen of Hearth & Key Realty.

**337 MAINE AVENUE, FARMINGDALE, ME**

**Building Size:** 4,860± SF  
**Property Type:** Office Building  
**Price:** \$600,000  
**Buyer:** [Maine State Credit Union](#)  
**Seller:** JBCB, LLC

The transaction was arranged on behalf of the buyer by Chris Gallagher and Joe Italiaander of The Boulos Company and on behalf of the seller by Jamie Brennan of eXp Realty.

**10 MARKET STREET, SCARBOROUGH, ME**

**Unit Size:** 1,369± SF  
**Property Type:** Office Condo  
**Price:** \$445,000  
**Buyer:** AKSK Property Investment, LLC  
**Seller:** 10 Market Street, LLC

The transaction was arranged on behalf of the seller by Jon Rizzo, SIOR and Drew Sigfridson, SIOR of The Boulos Company and on behalf of the buyer by Alex Pirleci and Heidi Nottonson of KW Commercial.



## SALES

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### 10 EXCHANGE STREET, PORTLAND, ME

Unit Size: 689± SF

Property Type: Retail Condo

Price: \$310,000

Buyer: Charles Russell Toynes

Seller: 10 Exchange Street, LLC

The transaction was arranged on behalf of the buyer by Noah Stebbins of The Boulos Company and on behalf of the seller by Jack Baumann and Steve Baumann of Compass Commercial Brokers.

## LEASE - OFFICE

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### 895 WASHINGTON AVENUE, PORTLAND, ME

Size: 18,250± SF

Property Type: Office

Lessee: [Spurwink Services, Inc.](#)

Lessor: J.B. Brown and Sons

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

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### 24 CHRISTOPHER TOPPI DRIVE, SOUTH PORTLAND, ME

Size: 8,539± SF

Property Type: Office

Lessee: [The Family Center of Maine](#)

Lessor: J.R. Seely Company, 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 Sasha Phillips of The Boulos Company.

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### 4 EDWARDS AVENUE, DAMARISCOTTA, ME

Size: 6,000± SF

Property Type: Office

Lessee: Bio-Medical Applications of Maine, Inc.

Lessor: Moses ME Ltd.

The transaction was arranged on behalf of the tenant by Jon Rizzo, SIOR of The Boulos Company and Michael Farrell of Cresa Partners.

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### 600 SABLE OAKS DRIVE, SOUTH PORTLAND, ME

Size: 5,801± SF

Property Type: Office

Lessee: [Sedgwick Claims Management Services, Inc.](#)

Lessor: Atlantic Regional Federal Credit Union

The transaction was arranged on behalf of the tenant by Cameron Foster of The Boulos Company and Brand Cook of CBRE and on behalf of the landlord by Katie Breggia of The Dunham Group.

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### 707 SABLE OAKS DRIVE, SOUTH PORTLAND, ME

Size: 3,731± SF

Property Type: Office

Lessee: [Korde & Associates, P.C.](#)

Lessor: Second Portland Limited Partnership

The transaction was arranged on behalf of the landlord by Craig Young, CCIM and Nate Roop of The Boulos Company and on behalf of the tenant by Brian Tisbert of JLL.

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### 145 MAPLEWOOD AVENUE, PORTSMOUTH, NH

Size: 2,786± SF

Property Type: Office

Lessee: Fuel Personal Training Portsmouth, LLC

Lessor: 145 Maplewood Avenue, LLC

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

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## LEASE - OFFICE

### 157 CAPITOL STREET, AUGUSTA, ME

Size: 2,340± SF

Property Type: Office

Lessee: [Vanasse Hangen Brustlin, Inc.](#)

Lessor: MPDCI I, Inc.

The transaction was arranged on behalf of the tenant by Nick Lucas of The Boulos Company and Dustin McFarland of Savills.

### 4 MILK STREET, PORTLAND, ME

Size: 2,277± SF

Property Type: Office

Lessee: [Greater Portland Landmarks, Inc.](#)

Lessor: 4 Milk MHR, LLC

The transaction was arranged on behalf of the tenant by Nate Stevens of The Boulos Company and on behalf of the landlord by Luke Malone and Joseph Malone of Malone Commercial Brokers.

### 50 MONUMENT SQUARE, PORTLAND, ME

Size: 1,740± SF

Property Type: Office

Lessee: [Toole Design Group, LLC](#)

Lessor: The Lancaster Group, LLC

The transaction was arranged on behalf of the tenant by Sasha Phillips of The Boulos Company and Debra Anderson of Sloan Street Advisors, Inc. and on behalf of the landlord by Tom Moulton and Katie Breggia of The Dunham Group.

### 360 US ROUTE 1, SCARBOROUGH, ME

Size: 1,070± SF

Property Type: Office

Lessee: Easy Pay Solutions, Inc.

Lessor: Willowdale 360, LLC

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

### 449 FOREST AVENUE, PORTLAND, ME

Size: 990± SF

Property Type: Office

Lessee: Extended Family (HW), LLC

Lessor: Forest Avenue Plaza, LLC

The transaction was arranged on behalf of the landlord by Cameron Foster of The Boulos Company and on behalf of the tenant by Allison Hoffman of Cresa Partners.

### 60 PINELAND DRIVE, NEW GLOUCESTER, ME

Size: 273± SF

Property Type: Office

Lessee: Daniel Dube

Lessor: October Corporation

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

### 10 WATER STREET, WATERVILLE, ME

Size: 164± SF

Property Type: Office

Lessee: John D. Matzen

Lessor: North River Hathaway, LLC

The transaction was arranged on behalf of the landlord by Chris Romano of The Boulos Company.



## LEASE - RETAIL

### 685 CONGRESS STREET, PORTLAND, ME

Size: 4,800± SF

Property Type: Retail

Sublessee: Southern Maine Temps, LLC

Sublessor: Mystique Retail, LLC

The transaction was arranged on behalf of the sublandlord by Chris Paszyc, CCIM, SIOR of The Boulos Company.

### 180 WATERMAN DRIVE, SOUTH PORTLAND, ME

Size: 2,136± SF

Property Type: Retail

Lessee: [DeMado Enterprises, LLC d/b/a Tumble Tikes](#)

Lessor: Mill Creek Realty Limited Partnerships

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

### 10 MOULTON STREET, PORTLAND, ME

Size: 1,372± SF

Property Type: Retail

Lessee: [Remaine Humble Farms, LLC](#)

Lessor: Adrienne Jane/Macki-Glo Inc.

The transaction was arranged on behalf of the tenant by Noah Stebbins and Emmett Frueh of The Boulos Company and on behalf of the landlord by Sam LeGeyt of The Dunham Group.

## LEASE - LAND

### 1904 LISBON STREET, LEWISTON

Size: 2.13± AC

Property Type: Land

Lessee: [Four Seasons](#)

Lessor: M A N Realty, LLC

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

## LEASE - INDUSTRIAL

### 14 JANNELL COURT, EPPING, NH

Size: 9,000± SF

Property Type: Industrial

Lessee: [DeVivo Bus Sales](#)

Lessor: Jannell, LLC

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

### 125 JOHN ROBERTS ROAD, SOUTH PORTLAND, ME

Size: 4,902± SF

Property Type: Industrial

Lessee: M.O.G., LLC

Lessor: SJ Realty

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

### 170 JOHN ROBERTS ROAD, SOUTH PORTLAND, ME

Size: 1,500± SF

Property Type: Industrial

Lessee: Underdog Performance, Inc.

Lessor: Carbo Company

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