



THE BOULOS  
COMPANY

TRANSACTION REPORT  
NOVEMBER 2025

28  
TRANSACTIONS

142,039± SF  
LEASED

\$13.5M+  
SOLD

RANGING IN SIZE  
FROM A 900± SF LEASE  
TO A \$4M SALE\*

\*This does not include undisclosed sale prices



BOULOS BRINGS YOU MORE



### 939 TURNER STREET, AUBURN, ME

**Building Size:** 17,802± SF  
**Property Type:** Retail  
**Price:** \$4,000,000  
**Buyer:** K.P. Gagnon Company, LLC  
**Seller:** Auburn Plaza, Inc.

The transaction was arranged on behalf of the seller by Craig Young, CCIM of The Boulos Company.



### 9 FORRESTAL STREET, LEWISTON, ME

**Building Size:** 39,754± SF  
**Property Type:** Industrial  
**Price:** \$2,400,000  
**Buyer:** Great Eastern Lewiston, LLC  
**Seller:** RAM Construction, LLC

The transaction was arranged on behalf of the seller by Nick Lucas of The Boulos Company and on behalf of the buyer by Schuyler Boylan of I. Schuyler Boylan.



### 83 ANTHONY AVENUE, AUGUSTA, ME

**Building Size:** 19,171± SF  
**Property Type:** Mixed-Use  
**Price:** \$1,675,000  
**Buyer:** [83 Anthony Ave, LLC](#)  
**Seller:** Avangrid Foundation

The transaction was arranged on behalf of the seller by Drew Sigfridson, SIOR, and Reese McFarlane of The Boulos Company and on behalf of the buyer by Nick Lucas of The Boulos Company.



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## SALES

**57-61 NEAL STREET, PORTLAND, ME**

**Building Size:** 11,206± SF  
**Property Type:** Special Purpose  
**Price:** \$1,675,000  
**Buyer:** [Christ the Redeemer Presbyterian Church](#)  
**Seller:** First Church of Christ, Scientist

The transaction was arranged on behalf of the seller by Nate Stevens and Reese McFarlane of The Boulos Company.

**269 FORESIDE ROAD, FALMOUTH, ME**

**Building Size:** 3,885± SF  
**Property Type:** Mixed-Use  
**Price:** \$1,625,000  
**Buyer:** 269 Foreside Falmouth, LLC  
**Seller:** Foreside Market, LLC

The transaction was arranged on behalf of the seller by Jon Rizzo, SIOR, Brice O'Connor, Sasha Phillips, and Nate Roop of The Boulos Company and on behalf of the buyer by Noah Stebbins of The Boulos Company.

**220 DANVILLE CORNER ROAD, AUBURN, ME**

**Building Size:** 8,548± SF  
**Property Type:** Multifamily  
**Price:** \$700,000  
**Buyer:** South Grove Ledge, 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.

**180 DANVILLE CORNER ROAD, AUBURN, ME**

**Building Size:** 3,528± SF  
**Property Type:** Multifamily  
**Price:** \$575,000  
**Buyer:** Delish, 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.

**1877 CONGRESS STREET, PORTLAND, ME**

**Lot Size:** 4.04± AC  
**Property Type:** Land  
**Price:** \$353,000  
**Buyer:** [Stroudwater Commons, LLC](#)  
**Seller:** Portland/St. Albans, Corp.

The transaction was arranged on behalf of the buyer by Claire Richardson of The Boulos Company and on behalf of the seller by Tom Moulton and Katie Breggia of The Dunham Group.

**1897 CONGRESS STREET, PORTLAND, ME**

**Lot Size:** 0.69± AC  
**Property Type:** Land  
**Price:** \$350,000  
**Buyer:** [Stroudwater Commons, LLC](#)  
**Seller:** Portland Children's Dyslexia Foundation

The transaction was arranged on behalf of the buyer by Claire Richardson of The Boulos Company.

**OSSIPEE LAKE ROAD, MADISON, NH**

**Lot Size:** 6.80± AC  
**Property Type:** Land  
**Price:** \$170,000  
**Buyer:** Twin Oaks Realty Trust  
**Seller:** Hancock White Mtn., LLC

The transaction was arranged on behalf of the seller by Christian Stallkamp, Katherine Gemmecke and Cameron Foster of The Boulos Company and on behalf of the buyer by Gerard Constantino, Constantino Real Estate, LLC.



## LEASE - OFFICE

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

**Size:** 8,982± SF

**Property Type:** Office

**Lessee:** [American Family Life Assurance Company of Columbus](#)

**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 Daniel Dewing of JLL.

### 50 ENGDAHL DRIVE, DOVER-FOXCROFT, ME

**Size:** 4,000± SF

**Property Type:** Office

**Lessee:** [Living Innovations Support Solutions, LLC](#)

**Lessor:** L & W Realty, LLC

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

### 1 NEW HAMPSHIRE AVENUE, PORTSMOUTH, NH

**Size:** 3,361± SF

**Property Type:** Office

**Lessee:** [Beck Bode, LLC](#)

**Lessor:** One New Hampshire Avenue, LLC

The transaction was arranged on behalf of the tenant by Katherine Gemmecke and Christian Stallkamp of The Boulos Company and on behalf of the landlord by Russell Doyle of Two International Group.

### 210 COMMERCE WAY, PORTSMOUTH, NH

**Size:** 2,181± SF

**Property Type:** Office

**Lessee:** [Hamel Marcin Dunn Reardon & Shea, PC](#)

**Lessor:** 210 Commerce Way, LLC

The transaction was arranged on behalf of the landlord by Caitlin Burke and Kent White of The Boulos Company and on behalf of the tenant by Ship Bright of Coldwell Realty.

### 50 DONALD B. DEAN DRIVE, SOUTH PORTLAND, ME

**Size:** 2,050± SF

**Property Type:** Office

**Lessee:** [RWW Home and Community Rehab Services, Inc.](#)

**Lessor:** Marlin Enterprises, 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 Colliers International.

### 48 FREE STREET, PORTLAND, ME

**Size:** 1,759± SF

**Property Type:** Office

**Lessee:** [Castronovo Enterprises LLC, d/b/a American Energy Group](#)

**Lessor:** J.B. Brown and Sons

The transaction was arranged on behalf of the landlord by Derek Miller and Chris Romano of The Boulos Company and on behalf of the tenant by Cameron Foster of The Boulos Company.

### 104 PLEASANT STREET, BRUNSWICK, ME

**Size:** 1,585± SF

**Property Type:** Office

**Lessee:** [Fabian Oil, LLC](#)

**Lessor:** Brunswick Town Holdings, LLC

The transaction was arranged on behalf of the landlord by Greg Boulos and Sam Marinko of The Boulos Company and on behalf of the tenant by Nick Lucas of The Boulos Company.

### 45 MEMORIAL CIRCLE, AUGUSTA, ME

**Size:** 1,350± SF

**Property Type:** Office

**Lessee:** [State of Maine Office of Affordable Health Care](#)

**Lessor:** Augusta Northern Company, LP

The transaction was arranged on behalf of the tenant by Chris Paszyc, CCIM, SIOR, and Chris Romano of The Boulos Company and on behalf of the landlord by Charlie Hippler of CORE.



## LEASE - OFFICE (continued)

### 10 WATER STREET, WATERVILLE, ME

**Size:** 1,100± SF

**Property Type:** Office

**Lessee:** [Sierra Archer Photography, LLC](#)

**Lessor:** North River Hathaway, LLC

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

### 217 MAIN STREET, LEWISTON, ME

**Size:** 929± SF

**Property Type:** Office

**Lessee:** [Excellent Care & Support, LLC](#)

**Lessor:** Lewiston Properties, LLC

The transaction was arranged on behalf of the tenant by Cameron Foster of The Boulos Company and on behalf of the landlord by Tim Millett of Porta & Co.

### 36 ANTHONY AVENUE, AUGUSTA, ME

**Size:** 1,000± SF

**Property Type:** Office

**Lessee:** [Maine State Grange](#)

**Lessor:** J&R Associates, LLC

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

### 361 US ROUTE ONE, FALMOUTH, ME

**Size:** 900± SF

**Property Type:** Office

**Lessee:** [Galanin Family Law, LLC](#)

**Lessor:** 361, LLC

The transaction was arranged on behalf of the landlord by Brice O'Connor and Reese McFarlane of The Boulos Company and on behalf of the tenant by Emmett Frueh of The Boulos Company.

## LEASE - RETAIL

### 378 WESTERN AVENUE, AUGUSTA, ME

**Size:** 1,368± SF

**Property Type:** Retail

**Lessee:** [Rugged Roots South, LLC](#)

**Lessor:** Margaritas Management Real Estate, LLC

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

## LEASE - INDUSTRIAL

### 44 INDUSTRIAL PARK ROAD, DOVER, NH

**Size:** 48,000± SF

**Property Type:** Industrial

**Lessee:** [Recordsforce Inc.](#)

**Lessor:** 44 Industrial Drive Owner, LLC

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

### 48 COMMERCIAL STREET, LEWISTON, ME

**Size:** 33,966± SF

**Property Type:** Industrial

**Lessee:** [State Pride Warehousing, LLC](#)

**Lessor:** MRE, LLC

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



## LEASE - INDUSTRIAL (continued)

### 40 QUARRY ROAD, PORTLAND, ME

**Size:** 16,758± SF

**Property Type:** Industrial

**Sublessee:** [Partners For World Health](#)

**Sublessor:** RTS Packaging, LLC

The transaction was arranged on behalf of the sublandlord by Claire Richardson of The Boulos Company and on behalf of the subtenant by Greg Hastings of The Dunham Group.

### 11 OCTOBER ROAD, NAPLES, ME

**Size:** 3,750± SF

**Property Type:** Industrial

**Lessee:** [Cross+Walk Community Outreach](#)

**Lessor:** 11 October Road, LLC

The transaction was arranged on behalf of the landlord by Noah Stebbins and Emmett Frueh of The Boulos Company and on behalf of the tenant by Cameron Foster of The Boulos Company.

### 586 LEWISTON JUNCTION ROAD, AUBURN, ME

**Size:** 9,000± SF

**Property Type:** Industrial

**Lessee:** [Atlantic Bingo Supply, LLC](#)

**Lessor:** LJR Developers, LLC

The transaction was arranged on behalf of the landlord by Cameron Foster of The Boulos Company and on behalf of the tenant by Chris Romano of The Boulos Company.