



THE BOULOS COMPANY

COMMERCIAL REAL ESTATE

TRANSACTION REPORT JANUARY 2026

24
TRANSACTIONS

179,115 \pm SF
LEASED

\$19.9+ M
SOLD

RANGING IN SIZE
FROM A 931 \pm SF LEASE
TO A \$10M SALE*

*This does not include undisclosed sale prices



BOULOS BRINGS YOU MORE



245-253 COMMERCIAL STREET, PORTLAND, ME

Building Size: 44,316 \pm SF
Property Type: Office/Retail
Price: \$10,000,000
Buyer: 245 Commercial St, LLC
Seller: Casco View Holdings, LLC

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



16 WASHINGTON AVENUE SCARBOROUGH, ME

Building Size: 59,220 \pm SF
Property Type: Industrial
Price: \$4,800,000
Buyer: Washington Avenue Commerce Ctr, LLC
Seller: RTS Packaging, LLC

The transaction was arranged on behalf of the seller by Chris Paszyc, CCIM, SIOR and Claire Richardson of The Boulos Company and Bill Lakios of CBRE, Global Portfolio Services.



566-568 ALFRED STREET BIDDEFORD, ME

Building Size: 7,144 \pm SF
Property Type: Retail
Price: \$2,927,480
Buyer: Gano, LLC
Seller: Pizza Town Holdco, LLC

The transaction was arranged on behalf of the buyer by Noah Stebbins of The Boulos Company and on behalf of the seller by James Koury of Marcus & Millichap, IPA.



One Portland Square, Suite 400, Portland, ME 04101



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SALES (continued)

259 ROUTE 108, SOMERSWORTH, NH

Building Size: 8,240± SF

Property Type: Office

Price: \$1,050,000

Buyer: Labelle Herman Real Estate Holdings, LLC
& [Gateway Retirement Solutions](#)

Seller: SOS Realty, 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 Lawa-Na McLellan of KW Coastal and Lakes & Mountains Realty.

74 WATER STREET, OAKLAND, ME

Building Size: 4,734± SF

Property Type: Medical Office

Price: \$425,000

Buyer: Joy Real Estate of Oakland, LLC

Seller: GK Enterprises, 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 Joe Italiaander and Chris Gallagher of The Boulos Company.

9 THORNTON STREET, BIDDEFORD, ME

Total Size: 8,988± SF

Property Type: Mixed-Use

Price: \$375,000

Buyer: Diversa-Kerr Development, LLC

Seller: CSPN, LLC

The transaction was arranged on behalf of the buyer by Brice O'Connor of The Boulos Company and on behalf of the seller by Tyler Stewart and Richard Reynolds of Keller Williams Realty/The Fletcher Group & Home Sweet Maine.

LEASE - OFFICE

123 DARLING AVENUE, SOUTH PORTLAND, ME

Size: 45,568± SF

Property Type: Office

Lessee: [MOXIE Public Schools](#)

Lessor: SRC Properties, LLC

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

1 MONUMENT SQUARE, PORTLAND, ME

Size: 12,670± SF

Property Type: Office

Lessee: [Fisher & Phillips, LLP](#)

Lessor: Congress Federal Trust, LLC

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

98 NORTH AVENUE, SKOWHEGAN, ME

Size: 6,000± SF

Property Type: Office

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

Lessor: High Partnership, LLC

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

15 LUND ROAD, SACO, ME

Size: 3,165± SF

Property Type: Medical Office

Lessee: Maine Strong Physical Therapy, PA

Lessor: Ironside Sports Center, LLC

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



LEASE - OFFICE (continued)

585 BROADWAY, SOUTH PORTLAND, ME

Size: 2,705± SF

Property Type: Medical/Office

Lessee: [Back In Motion Physical Therapy](#)

Lessor: Midnight Star, LLC

The transaction was arranged on behalf of the landlord by John Finegan and Emmett Frueh of The Boulos Company and on behalf of the tenant by Valerie Parker of CARR Commercial.

810 LISBON STREET, LEWISTON, ME

Size: 1,818± SF

Property Type: Office

Lessee: [Jordan For Maine](#)

Lessor: TRE, LLC

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

511 CONGRESS STREET, PORTLAND, ME

Size: 1,755± SF

Property Type: Office

Lessee: PET Systems, LLC

Lessor: Ocean Gate, LLC

The transaction was arranged on behalf of the tenant by Brice O'Connor and Emmett Frueh of The Boulos Company and on behalf of the landlord by Peter Gwilym of Porta & Co.

1 CATE STREET, PORTSMOUTH, NH

Size: 1,515± SF

Property Type: Office

Lessee: [Retirement Solutions Group, LLC](#)

Lessor: Cate Street Four, LLC

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

449 FOREST AVENUE, PORTLAND, ME

Size: 1,037± SF

Property Type: Office

Lessee: [Hannah Pingree For Governor](#)

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 Nate Roop of The Boulos Company.

225 WESTERN AVENUE, AUGUSTA, ME

Size: 960± SF

Property Type: Office

Lessee: Pursew

Lessor: J&R Associates, LLC

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

104 CONGRESS STREET, PORTSMOUTH, NH

Size: 931± SF

Property Type: Office

Lessee: [American Elm Advisors, LLC](#)

Lessor: Music Hall Holdings, LLC

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



LEASE - RETAIL

865 ISLINGTON STREET, PORTSMOUTH, NH

Size: 1,754± SF

Property Type: Retail

Lessee: Muse Pole Dance & Fitness, LLC

Lessor: Maxico, LLC

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

680 US ROUTE 1, SCARBOROUGH, ME

Size: 1,500± SF

Property Type: Retail

Lessee: Very Good Day, LLC

Lessor: Old Blue Point, LLC

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



LEASE - INDUSTRIAL

765 WARREN AVENUE, PORTLAND, ME

Size: 70,132± SF

Property Type: Industrial

Lessee: Keller Warehousing & Co-Packing, LLC

Lessor: Warren Development II, LLC & Chunky Monkey, LLC

The transaction was arranged on behalf of the landlord by Greg Boulos of The Boulos Company and on behalf of the tenant by James Ewing of Colliers.

15 SAUNDERS WAY, WESTBROOK, ME

Size: 13,770± SF

Property Type: Industrial

Lessee: Maine Beer Company

Lessor: J.B. Brown and Sons

The transaction was arranged on behalf of the landlord by Drew Sigfridson, SIOR and Reese McFarlane of The Boulos Company and on behalf of the tenant by Derek Miller of The Boulos Company.

90 SPENCER DRIVE, WELLS, ME

Size: 10,000± SF

Property Type: Industrial

Lessee: Mayo and Marsh LLC d/b/a New England Trading Company

Lessor: J&S Trust

The transaction was arranged on behalf of the landlord by Jon Rizzo, SIOR and Tony McDonald, CCIM, SIOR of The Boulos Company.

521 WATER STREET, GARDINER, ME

Size: 7,000± SF

Property Type: Industrial

Lessee: Matthews International Corporation

Lessor: Harvey Family, LLC

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

