

32
TRANSACTIONS

168,087± SF
LEASED

\$21.8+ M
SOLD

RANGING IN SIZE
FROM A 285± SF LEASE
TO A \$11M SALE*

**This does not include undisclosed sale prices*



BOULOS BRINGS YOU MORE



4-8 JEFFERSON WAY, ELLSWORTH, ME

Total Size: 49,120± SF
Property Type: 47-Unit Multifamily
Price: \$11,000,000
Buyer: Jefferson Luxe Properties, LLC
Seller: Ruger Properties, LLC

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



**2 CITY CENTER
PORTLAND, ME**

Building Size: 26,753± SF
Property Type: Office
Price: \$4,700,000
Buyer: Nakatomi Plaza, LLC
Seller: Two City Center, LLC

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



**88-92 MAIN STREET
YARMOUTH, ME**

Building Size: 9,385± SF
Property Type: Mixed-Use
Price: \$1,450,000
Buyer: Matthew Witherell Hincks and Crystal Anne Hincks
Seller: Fremont-Smith Co., LLC

The transaction was arranged on behalf of the seller by Claire Richardson of The Boulos Company and on behalf of the buyer by Mark Small of Landmark Realty.



SALES

1111 WESTBROOK STREET, PORTLAND, ME

Building Size: 11,466± SF
Property Type: Specialty
Price: \$1,325,000
Buyer: HardHill Aero, LLC
Seller: PWM Properties, LLC

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

1004 CONGRESS STREET, PORTLAND, ME

Building Size: 7,740± SF
Property Type: Industrial
Price: \$900,000
Buyer: BSB Congress, LLC
Seller: 1004 Congress, LLC

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

578 CONGRESS STREET, PORTLAND, ME

Building Size: 2,596± SF
Property Type: Mixed-Use
Price: \$750,000
Buyer: 578 Congress Street, LLC
Seller: 578 Congress, LLC

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

18 BOLTON STREET, PORTLAND, ME

Building Size: 2,990± SF
Property Type: Multifamily
Price: \$680,000
Buyer: Henry T. Lew and Rye W. Ma
Seller: 3A Properties, LLC

The transaction was arranged on behalf of the seller by Noah Stebbins of The Boulos Company and on behalf of the buyer by Ethan Morton of Gardner Real Estate Group.

1 WILLOW RUN, AUBURN, ME

Building Size: 1,856± SF
Property Type: Medical/Office
Price: \$384,500
Buyer: DNG Capital, LLC
Seller: Willow Run Acquisitions, LLC

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

73 INDUSTRIAL PARK ROAD, SACO, ME

Building Size: 1,726± SF
Property Type: Industrial
Price: \$353,830
Buyer: Seven Saco, LLC
Seller: Saco Flex, LLC

The transaction was arranged on behalf of the seller by Jon Rizzo, SIOR and Nate Roop of The Boulos Company.

228 HINCKLEY ROAD, CLINTON, ME

Building Size: 1,662± SF
Property Type: Retail
Price: \$275,000
Buyer: Sahi Pakde Realty, LLC
Seller: Super 95 One Stop, Inc.

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

0 CENTER STREET, AUBURN, ME

Property Size: 26.10±AC
Property Type: Land
Price: Undisclosed
Buyer: DNG Capital, LLC
Seller: Schooner Memory Care Acquisitions, LLC

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



LEASE - OFFICE

7 HOLLAND WAY, EXETER, NH

Size: 27,161± SF

Property Type: Office

Lessee: [Great Bay Learning Charter School](#)

Lessor: Sarnia Properties, Inc.

The transaction was arranged on behalf of the landlord by Kent White and Caitlin Burke, and on behalf of the tenant by Donna Carter of Donna Carter Real Estate.

220 MIDDLE STREET, PORTLAND, ME

Size: 26,565± SF

Property Type: Office

Lessee: [Norman Hanson & Detroy, LLC](#)

Lessor: Cow Plaza 2, LLC

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

45 COMMERCE CENTER DRIVE, AUGUSTA, ME

Size: 4,999± SF

Property Type: Office

Lessee: State of Maine Department of Administrative & Financial Services

Lessor: 45 Commerce Drive Leasing, LLC

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

264 CIVIC CENTER DRIVE, AUGUSTA, ME

Size: 2,895± SF

Property Type: Office/Storage

Lessee: [RJC Plumbing, LLC](#)

Lessor: J&R Associates, LLC

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

778 MAIN STREET, SOUTH PORTLAND, ME

Size: 2,669± SF

Property Type: Office

Lessee: [Fynbos Integrative Real Estate, LLC](#)

Lessor: RJH Realty, LLC

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 Jackson Baumann of Compass Commercial Brokers.

66 THIRD STREET, DOVER, NH

Size: 2,525± SF

Property Type: Office

Lessee: [Dirty Devices, LLC](#)

Lessor: Third Street Holdings, LLC

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

1010 STILLWATER AVENUE, BANGOR, ME

Size: 2,500± SF

Property Type: Office

Lessee: [True North Realty, Inc.](#)

Lessor: 1010 Stillwater, LLC

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

168 CAPITOL STREET, AUGUSTA, ME

Size: 2,219± SF

Property Type: Office

Lessee: JAI Software

Lessor: MPDC IV, Inc.

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



LEASE - OFFICE (continued)

66 THIRD STREET, DOVER, NH

Size: 1,695± SF

Property Type: Office

Lessee: [Great Bay Rowing, Inc.](#)

Lessor: Third Street Holdings, LLC

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

48 FREE STREET, PORTLAND, ME

Size: 1,610± SF

Property Type: Office

Lessee: [Nvest Financial, LLC](#)

Lessor: J.B. Brown & Sons

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

10 FOREST FALLS DRIVE, YARMOUTH, ME

Size: 1,200± SF

Property Type: Office

Lessee: [Coast Center, PLLC](#)

Lessor: Bonton Realty, LLC

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

323 STATE STREET, AUGUSTA, ME

Size: 1,000± SF

Property Type: Office

Lessee: Future Agency, LLC

Lessor: Parkman, LLC

The transaction was arranged on behalf of the tenant by Chris Paszyc, CCIM, SIOR and Tripp Clark of The Boulos Company and on behalf of the landlord by Tim Millett of Porta & Co.

565 CONGRESS STREET, PORTLAND, ME

Size: 285± SF

Property Type: Office

Lessee: [T&G, LLC d/b/a Lemon Home Care](#)

Lessor: Pachios Brothers I, LLC

The transaction was arranged on behalf of the landlord by Nate Stevens and Samantha Marinko of The Boulos Company.



LEASE - RETAIL

770 ROOSEVELT TRAIL, WINDHAM, ME

Size: 7,138± SF

Property Type: Retail

Lessee: [Salty Dog Adventures, LLC](#)

Lessor: B33 Windham II, LLC

The transaction was arranged on behalf of the landlord by Derek Miller, Brice O'Connor, and Sasha Phillips of The Boulos Company and on behalf of the tenant by Abby Woodman of Colliers International.

150 MIRONA ROAD, PORTSMOUTH, NH

Size: 6,224± SF

Property Type: Retail

Lessee: [MC Sports Cards, LLC](#)

Lessor: Madison Commercial Group, LLC

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



LEASE - RETAIL (continued)

10 COTTON STREET, PORTLAND, ME

Size: 4,606± SF

Property Type: Retail

Lessee: Judy Gibson, LLC

Lessor: Casco View Holdings III, LLC

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

24 PREBLE STREET, PORTLAND, ME

Size: 3,960± SF

Property Type: Retail

Lessee: The Velvet Dog, LLC

Lessor: Preble Street Acquisitions, LLC

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



LEASE - INDUSTRIAL

100 WEST ROAD, PORTSMOUTH, NH

Size: 22,400± SF

Property Type: Industrial

Lessee: [Metropolitan Pipe & Supply Corp.](#)

Lessor: One Hundred West, LLC

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

4 THOMAS DRIVE, WESTBROOK, ME

Size: 9,600± SF

Property Type: Industrial

Lessee: [TAB Office Systems, Inc.](#)

Lessor: Millennium Development, 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 Justin Lamontagne of The Dunham Group.



GROUND LEASE

108 SOMERSET PLAZA, PITTSFIELD, ME

Size: 30,626± SF

Property Type: Land

Lessee: [McDonald's USA, LLC](#)

Lessor: Dana P. Cassidy

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



LEASE - SPECIALTY

400 ROUNDWOOD DRIVE, SCARBOROUGH, ME

Size: 6,210± SF

Property Type: Specialty

Lessee: [Scarborough Dance Center](#)

Lessor: Pierce Furniture Inc.

The transaction was arranged on behalf of the landlord by John Finegan of The Boulos Company and on behalf of the tenant by Andrew Ingalls of Malone Commercial Brokers.