

33

TRANSACTIONS

209,635± SF

LEASED

\$34+ M

SOLD

RANGING IN SIZE

FROM A 804± SF LEASE
TO A \$2.95M SALE*

**This does not include undisclosed sale prices*



BOULOS BRINGS YOU MORE



**392, 400, 420 WARREN AVENUE, PORTLAND, ME, 80 KITTYHAWK AVENUE,
AUBURN, ME & 35 GODSOE AVENUE, BANGOR, ME**

Total SF: 159,745± SF

Property Type: Industrial Portfolio

Price: Undisclosed

Buyer: NRC SPD Warren Ave I, LLC

Seller: Capital Properties, LLC

The transaction was arranged on behalf of the buyer by Jon Rizzo, SIOR of The Boulos Company and on behalf of the seller by Brandon Mitchell of Malone Commercial Brokers.



**94 AUBURN STREET
PORTLAND, ME**

Building Size: 22,522± SF

Property Type: Office

Price: \$2,950,000

Buyer: The Jeffersonian, LLC

Seller: MSP Properties 94 Auburn, LLC

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



**16 MIDDLE STREET
PORTLAND, ME**

Unit Size: 10,747± SF

Property Type: Office Condo

Price: \$2,650,000

Buyer: Middle Sixteen, LLC

Seller: ITG Communications, LLC

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



SALES

7 NASHVILLE DRIVE, BRIDGTON, ME

Building Size: 10,640± SF
Property Type: Retail
Price: \$2,350,000
Buyer: Wintervale, LLC
Seller: Primax Properties, LLC

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

400 RIVERSIDE STREET, PORTLAND, ME

Building Size: 30,227± SF
Property Type: Industrial
Price: \$2,300,000
Buyer: Aurum Opus, LLC
Seller: Undisclosed

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

176 AUGUSTA ROAD, BELGRADE, ME

Building Size: 7,704± SF
Property Type: Multifamily (14 Units)
Price: \$1,330,000
Buyer: J. B. Realty Rentals, LLC
Seller: 176 Augusta Road Apartments, LLC

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

1 ANTHONY AVENUE, AUGUSTA, ME

Building Size: 17,500± SF
Property Type: Retail
Price: \$1,300,000
Buyer: HFGC Investments, LLC
Seller: Augusta Realty Company

The transaction was arranged on behalf of the seller by Noah Stebbins of The Boulos Company and on behalf of the buyer by Ann Castonguay of Sprague & Curtis Real Estate.

1181 & 1190 AUGUSTA ROAD, BELGRADE, ME

Building Size: 6,000± SF
Property Type: Multifamily (14 Units)
Price: \$1,120,000
Buyer: J. B. Realty Rentals, LLC
Seller: Rogue Enterprises, LLC

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

40 HIGH STREET, HAMPTON, NH

Building Size: 5,000± SF
Property Type: Retail
Price: \$1,000,000
Buyer: 40High Street, LLC
Seller: TD Bank N.A.

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

44 LINCOLN STREET, SACO, ME

Building Size: 6,000± SF
Property Type: Industrial
Price: \$925,000
Buyer: WM Maine Property 1, LLC
Seller: Bellwether Holdings, LLC

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

129 SABATTUS ROAD, SABATTUS, ME

Building Size: 2,368± SF
Property Type: Retail
Price: \$850,000
Buyer: Clifford Property Management, LLC
Seller: Barr Bros. Property Investments, LLC

The transaction was arranged on behalf of the seller by Noah Stebbins and Cameron Foster of The Boulos Company and on behalf of the buyer by Tessie Elwell of eXp Realty.



SALES (continued)

66 OSS�PEE TRAIL E, STANDISH, ME

Lot Size: 25.54± AC
Property Type: Land
Price: \$825,000
Buyer: Rose Lane Apartments, LLC
Seller: RR & JP Properties, LLC

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

30 CHESLEY AVENUE, PORTLAND, ME

Building Size: 2,398± SF
Property Type: Multifamily (3 Units)
Price: \$680,000
Buyer: Kelsey Weir and Wesley J. Verity
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 Paul Davis of Real Broker, LLC.

1010 KENNEDY MEMORIAL DRIVE, OAKLAND, ME

Building Size: 6,000± SF
Property Type: Office
Price: \$650,000
Buyer: One River CPAs P.A.
Seller: RHA, 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 Nick Lucas of The Boulos Company. Donnelly of The Boulos Company.

124-126 SHERMAN STREET, PORTLAND, ME

Building Size: 3,030± SF
Property Type: Multifamily (3 Units)
Price: \$600,000
Buyer: Syracuse Residential, LLC
Seller: Somayeh Kargar

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



LEASE - OFFICE

66 MUSSEY ROAD, SCARBOROUGH, ME

Size: 8,440± SF
Property Type: Office
Lessee: [Siemens Real Estate](#)
Lessor: 740 Broadway, LLC

The transaction was arranged on behalf of the tenant by Sasha Phillips of The Boulos Company and Angelo Catalano of CBRE and on behalf of the landlord by Tim Millett of Porta & Co.

1 HAMPTON ROAD, EXETER, NH

Size: 3,375± SF
Property Type: Office
Lessee: Lifestyles by Noor, LLC
Lessor: AG-SC Hampton Road Owner, LLC

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

219 CAPITOL STREET, AUGUSTA, ME

Size: 5,109± SF
Property Type: Office
Lessee: Concentra Health Services, Inc.
Lessor: EJ Properties, LLC

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

254 COMMERCIAL STREET, PORTLAND, ME

Size: 2,540± SF
Property Type: Office
Lessee: Desri Project Management Services, LLC
Lessor: Waterfront Maine, LP

The transaction was arranged on behalf of the tenant by Nate Stevens of The Boulos Company and on behalf of the landlord by Derek Miller of The Boulos Company.



LEASE - OFFICE (continued)

15 STARRETT DRIVE, BELFAST, ME

Size: 2,100± SF

Property Type: Office

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

Lessor: Oceanview Sunsets, LLC

The transaction was arranged on behalf of the tenant by Cameron Foster of The Boulos Company and on behalf of the landlord by Thomas Gadbois of F.O. Bailey Real Estate.

PINELAND CENTER, NEW GLOUCESTER, ME

Size: 1,964± SF

Property Type: Office

Lessee: [Page One Web Solutions, LLC](#)

Lessor: October Corporation

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

55 WASHINGTON AVENUE, PORTLAND, ME

Size: 1,870± SF

Property Type: Office

Lessee: [Fiore Interiors, LLC](#)

Lessor: Dayton 59, 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 Amanda Melnick of Coldwell Banker Realty.

104 CONGRESS STREET, PORTSMOUTH, NH

Size: 1,671± SF

Property Type: Office

Lessee: [Fitzemeyer & Tocci Associates](#)

Lessor: Music Hall Holdings, LLC

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

10 FOREST FALLS DRIVE, YARMOUTH, ME

Size: 1,248± SF

Property Type: Office

Lessee: Elizabeth B Pierce DO, PA and Integrative Therapies

Lessor: Royal River Offices, Inc.

The transaction was arranged on behalf of the tenant by Samantha Marinko and Emmett Frueh of The Boulos Company and on behalf of the landlord by Kirk Butterfield of KW Commercial Group.

2 PORTLAND FISH PIER, PORTLAND, ME

Size: 804± SF

Property Type: Office

Lessee: Marine Engineers AFL-CIO (Pacific Division)

Lessor: Marine Trade Center, LLC

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



LEASE - RETAIL

127 MARGINAL WAY, PORTLAND, ME

Size: 3,040± SF

Property Type: Retail

Lessee: [Hearts of Pine, LLC](#)

Lessor: Back Cove Company

The transaction was arranged on behalf of the tenant by Reese McFarlane of The Boulos Company and on behalf of the landlord by Jennifer Small of Malone Commercial Brokers.

40-75 WELLS PLAZA, WELLS, ME

Size: 1,772± SF

Property Type: Retail

Lessee: [Azul Agave Mexican Cuisine, Inc.](#)

Lessor: B33 Wells Plaza 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 Suzanne McKechnie of McKechnie Commercial Realty.



LEASE - RETAIL (continued)

186 MAIN STREET, AUBURN, ME

Size: 1,340± SF

Property Type: Retail

Lessee: [Treworgy & Baldacci of Portland, ME, LLC](#)

Lessor: JCS 18, LLC

The transaction was arranged on behalf of the landlord by Brice O'Connor and Chris Romano of The Boulos Company and on behalf of the tenant by Shivam Kumar of Rockstar Real Estate.



LEASE - INDUSTRIAL

292 BURNHAM INTERVALE, HOPKINTON, NH

Building Size: 22,650± SF + 120,000± SF (Laydown Area)

Property Type: Office-Warehouse

Lessee: MasTec Network Solutions, LLC

Lessor: Intervale Realty Group, LLC and 292 BI LLC

The transaction was arranged on behalf of the landlord by Christian Stallkamp, Katherine Gemmecke and Nick DeNisco of The Boulos Company and on behalf of the tenant by Alex Berube of Coldwell Banker Realty.

95 EVERGREEN DRIVE, PORTLAND, ME

Size: 15,612± SF

Property Type: Industrial

Lessee: [Apres, LLC](#)

Lessor: Deerfield 165 State, LLC

The transaction was arranged on behalf of the landlord by Drew Sigfridson, SIOR of The Boulos Company and on behalf of the tenant by Mike Cobb of Colliers International.

48 COMMERCIAL STREET, LEWISTON, ME

Size: 9,600± SF

Property Type: Industrial

Lessee: [Elite Doors of Maine, LLC](#)

Lessor: MRE, LLC

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

235 PORTLAND ROAD, GRAY, ME

Size: 5,000± SF

Property Type: Industrial

Lessee: T's R Us, LLC

Lessor: 235 Portland, LLC

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

15 WASHINGTON AVENUE, SCARBOROUGH, ME

Size: 1,500± SF

Property Type: Industrial

Lessee: Rivermoor Asset Management

Lessor: Hugo Properties, LLC

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