

27
TRANSACTIONS

64,321± SF
LEASED

\$13.9+ M
SOLD

RANGING IN SIZE
FROM A 724± SF LEASE
TO A \$2.37M SALE*

**This does not include undisclosed sale prices*



BOULOS BRINGS YOU MORE



165 WASHINGTON AVENUE, PORTLAND, ME

Building Size: 9,948± SF

Property Type: Industrial

Price: Undisclosed

Buyer: Redfern Tavata, LLC

Seller: Raymond H. and Alina Waterhouse

The transaction was arranged on behalf of the seller by Tony McDonald, CCIM, SIOR and John Finegan of The Boulos Company and on behalf of the buyer by Drew Sigfridson, SIOR of The Boulos Company.



479 MAIN STREET WESTBROOK, ME

Building Size: 14,570± SF

Property Type: Office

Price: \$2,375,000

Buyer: 3Rivers Incorporated

Seller: Northern New England Conference of Seventh-Day Adventists, Inc.

The transaction was arranged on behalf of the seller by Nate Stevens, SIOR and Emmett Frueh of The Boulos Company and on behalf of the buyer by Edward Baldacci of Keller Williams Realty.



136 & 140 MADBURY ROAD AND 1 PENDEXTER ROAD, DURHAM, NH

Total Size: 6,300± SF on 1.93± AC

Property Type: Specialty / Land

Price: \$2,050,000

Buyer: 800 Holdings, LLC

Seller: Torrington Mast, 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 Christian Stalkamp and Katherine Gemmecke of The Boulos Company.

SALES

55 GRANT STREET, PORTLAND, ME

Building Size: 7,312± SF

Property Type: Multifamily (6 Units)

Price: \$1,060,000

Buyer: Kevin C. Nguyen

Seller: BK 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 Jason Dube of Keller Williams Realty.

25 INDUSTRIAL DRIVE, OAKLAND, ME

Building Size: 8,160± SF

Property Type: Industrial

Price: \$1,050,000

Buyer: Oh Darling, LLC

Seller: 25 I Drive, LLC

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

766 STILLWATER AVENUE, BANGOR, ME

Building Size: 4,800± SF

Property Type: Medical/Office

Price: \$670,000

Buyer: Awara Properties, LLC

Seller: SJV Properties, LLC

The transaction was arranged on behalf of the seller by Roy Donnelly of The Boulos Company and on behalf of the buyer by Tara Roy of eXp Realty.

LEASES | OFFICE

273 CORPORATE DRIVE, PORTSMOUTH, NH

Size: 9,362± SF

Property Type: Office

Lessee: CA, Inc.

Lessor: 273 Corporate Drive, LLC

The transaction was arranged on behalf of the tenant by Roger Dieker and Caitlin Burke of The Boulos Company and Rachel Pourcho of CBRE, Inc. and on behalf of the landlord by Margaret O'Brien of Bow Street, LLC.

48 FREE STREET, PORTLAND, ME

Size: 5,786± SF

Property Type: Office

Lessee: GEI Consultants, Inc.

Lessor: J.B. Brown & 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 Nate Roop of The Boulos Company and Hannah Freund of JLL.

707 SABLE OAKS DRIVE, SOUTH PORTLAND, ME

Size: 5,548± SF

Property Type: Office

Lessee: New Century Hospice Delaware, LLC

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 Callie Torda of Swearingen Realty Group.

241 OXFORD STREET, PORTLAND, ME

Size: 3,994± SF

Property Type: Office

Lessee: Maine Vocational and Rehabilitation Associates, Inc.

Lessor: WBP Commercial, LLC

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

30 DANFORTH STREET, PORTLAND, ME

Size: 2,744± SF

Property Type: Office

Lessee: Auto Europe, LLC

Lessor: J.B. Brown & Sons

The transaction was arranged on behalf of the landlord by Tony McDonald, CCIM, SIOR and Sasha Phillips of The Boulos Company and on behalf of the tenant by Vince Ciampi and Peter Gwilym of Porta & Co.

118 PORTSMOUTH AVENUE, STRATHAM, NH

Size: 1,779± SF

Property Type: Office

Lessee: Edward Jones

Lessor: Emanuel Companies, Inc.

The transaction was arranged on behalf of the tenant by Caitlin Burke and Austin Stebbins of The Boulos Company and on behalf of the landlord by Brian Dano of SVN The Masiello Group.

254 COMMERCIAL STREET, PORTLAND, ME

Size: 1,632± SF

Property Type: Office

Lessee: Steamboat Road Consulting, LLC

Lessor: Waterfront Maine, LP

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

PINELAND CENTER, NEW GLOUCESTER, ME

Size: 1,561± SF

Property Type: Office

Lessee: Dispatch Supply Co., LLC

Lessor: October Corporation

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

503 CENTRAL AVENUE, DOVER, NH

Size: 1,200± SF

Property Type: Office

Lessee: The Prayer Room

Lessor: 3L Holdings, LLC

The transaction was arranged on behalf of the landlord by Kent White, Caitlin Burke, and Austin Stebbins of The Boulos Company and on behalf of the tenant by Christy Hoffman of KW Coldwell Banker Hobin Realty.

254 COMMERCIAL STREET, PORTLAND, ME

Size: 870± SF

Property Type: Office

Lessee: Casco Bay Insurance Agency, LLC

Lessor: Waterfront Maine, LP

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

1 HAMPTON ROAD, EXETER, NH

Size: 726± SF

Property Type: Office

Lessee: Pathways, LLC

Lessor: AG-SC Hampton Road Owner, LLC

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

PINELAND CENTER, NEW GLOUCESTER, ME

Size: 653± SF Office + 220± SF Storage

Property Type: Office/Storage

Lessee: Boundless Diagnostics, Inc.

Lessor: October Corporation

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

RETAIL

5 LITTLE WING LANE, GORHAM, ME

Size: 2,500± SF

Property Type: Retail

Lessee: The Village Maine, LLC

Lessor: Callander Corporation

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 Mike Anderson of Malone Commercial Brokers.

801 ISLINGTON STREET, PORTSMOUTH, NH

Size: 2,300± SF

Property Type: Retail

Lessee: Evergreen Yoga & Meditation, LLC d/b/a Studio 108

Lessor: 801 Islington Street, LLC

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

309 SHORE ROAD, OGUNQUIT, ME

Size: 2,050± SF

Property Type: Retail

Lessee: Sourasay Senesombath

Lessor: Thompson Green Partnership

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 Suzanne McKechnie of McKechnie Commercial Realty.

181-201 WAKEFIELD STREET, ROCHESTER, NH

Size: 1,050± SF

Property Type: Retail

Lessee: Rikki Fin Jewelry, LLC d/b/a The Watch Stop

Lessor: David Fisher Revocable Trust, Lilac Plaza North, LLC

TRANSACTION REPORT | JULY 2026

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

INDUSTRIAL

125 AVIATION AVENUE, PORTSMOUTH, NH

Size: 10,440± SF

Property Type: Industrial

Lessee: Renew Medic by Net

Lessor: Pioneer Aviation, 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 Margaret O'Brien of Bow Street, LLC.

18 PATRIOT WAY, SOMERSWORTH, NH

Size: 3,200± SF

Property Type: Industrial

Lessee: Obie Industries, LLC

Lessor: Somersworth Industrial Park, LLC

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

18 PATRIOT WAY, SOMERSWORTH, NH

Size: 3,200± SF

Property Type: Industrial

Lessee: Blue Heron Cabinetry

Lessor: Somersworth Industrial Park, LLC

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

12 CENTER PARK ROAD, TOPSHAM, ME

Size: 2,000± SF

Property Type: Industrial

Lessee: Camso USA, Inc.

Lessor: The Grant Group, LLC

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

TRANSACTION REPORT | JULY 2026

100 TRI CITY ROAD, SOMERSWORTH, NH

Size: 1,506± SF

Property Type: Industrial

Lessee: NS Cores, LLC

Lessor: 100 Tri City Road, LLC

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