



August 2013 Transactions

26 Transactions

81,632± SF leased, more than \$23,325,000 sold

Ranging in size from a 289± SF office lease to a 10-acre sale.



Major Sale Positions Portland Waterfront for Redevelopment

CPB2 has purchased the property known as the Portland Company Complex on Portland's eastern waterfront from longtime owner Phineas Sprague Jr.

The 10- acre parcel was originally home to a steel manufacturing facility for the railroad. The complex has 1,000 feet of deep water frontage and is a prime redevelopment site. The buyers have not announced their specific plans for the site, however, and have indicated the property will continue in its current use for the short term, as home to several local non profits and host of the Portland Flower Show and Maine Boatbuilders Show.

Tony McDonald, CCIM, SIOR handled the transaction.



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Longfellow Square Partners, LLC

188 State Street, Portland

15,200± SF

Longfellow Square Partners, LLC has purchased a building in Longfellow Square from seller 188 State Street, LLC. The building was purchased in conjunction with 640 Congress, listed below. Both of these purchases are representative of the revival trend in this part of downtown Portland. Joseph Porta brokered the transaction.



The International Christian Fellowship

36 Patrick Drive, Westbrook

10,126± SF

The International Christian Fellowship has purchased an office building on 36 Patrick Drive from seller KIEL, LLC. The building will undergo minor renovations from its prior use as a daycare to a church before opening in September. Craig Young, CCIM represented the seller in the transaction. Andrew Ingalls represented the buyer.

There is currently 3,500± SF available for lease at this property. Details are available [here](#).



Unified Technologies

212 Canco Road, Portland

12,243± SF

Unified Technologies has leased office space on Canco Road in Portland from landlord 212 Canco Realty, LLC. The company is expanding and plans to open the new space on November 1, 2013. Unified Technologies provides cost-effective managed IT services to its employees on a personalized basis. Greg Boulos handled the transaction.

There is currently 14,792± SF of warehouse space available for lease at this property. Details are available [here](#).

unifiedtechnologies.com



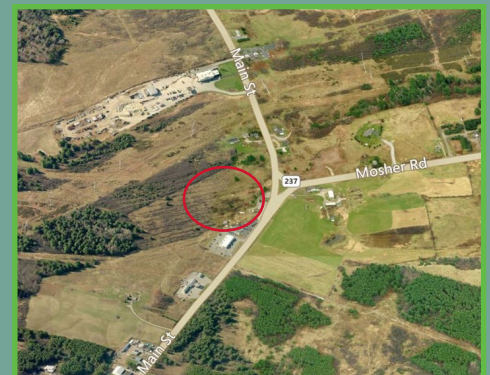
Martin's Point Health Care

579 Main Street, Gorham

28.38± AC

Martin's Point Health Care has purchased the land known as Johnson Property in Gorham. Martin's Point is a health care organization leading the way to provide better care at lower costs in the communities it serves. The company plans to move its Gorham Health Care Center to this new building, which is three times the size of its current location. The building will be open for business in August of 2014. Tony McDonald, CCIM, SIOR, handled the transaction on behalf of the buyer.

martinspoint.org



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OFFICE

Novare, LTD 49 Pineland Drive, Suite 302A, New Gloucester 1,767± SF

Novare, LTD has leased Suite 302A at 49 Pineland Drive from landlord October Corporation. The company, a prior lessee at Pineland, has increased their leased space. Derek Miller and Drew Sigfridson, SIOR handled the transaction.

Sun Diagnostics, LLC 60 Pineland Drive, Suite 312, New Gloucester 352± SF

Sun Diagnostics, LLC has leased a small office suite on Pineland Drive from landlord October Corporation. The company, Sun Diagnostics, LLC strives to identify and develop new products for the in vitro diagnostic (IVD) industry that will contribute to the advancement of laboratory medicine. Derek Miller and Drew Sigfridson, SIOR handled the transaction.

sundiagnosics.us

Stepping Stones 482 Congress Street, Suite 301/302, Portland 3,059± SF

Stepping Stones has leased two office suites at 482 Congress Street from landlord 482 Congress, LP. The company, formerly known as MAPS, provides adoption services in Maine along with safe, developmentally appropriate services for each child and family they encounter. Stepping Stones has developed international adoption and humanitarian aid programs. Nate Stevens handled the transaction on behalf of the landlord.

steppingstonesusa.org

Crane & Company 36 Main Street, Kennebunk 2,236± SF

Crane & Company has leased office space in Kennebunk from landlord Gomes Property, LLC. The company, specializing in personalized stationery, plans to use the building as a card design studio. The company was recently bought out by a Massachusetts firm and will be using this building to maintain a Kennebunk location. Derek Miller represented the tenant in the transaction.

Good Shepherd Food Bank 62 Elm Street, Portland 1,800± SF

Good Shepherd Food Bank has leased office space in the Bayside Complex from landlord Bayside I, II, III LLC. Good Shepherd Food Bank is the largest hunger relief organization in Maine, providing surplus and purchased food to more than 600 nonprofit organizations throughout the state. The company will be using the offices and classroom space to teach clients and families about healthy eating. The location will open in early fall. Andy Nelson and Caitlin McGuinness represented the landlord in the transaction.

gsfb.org

Willis of Northern New England, Inc. 280 Fore Street, 3rd Floor, Portland 3,086± SF

Willis of Northern New England, Inc. has renewed their lease at 280 Fore Street in Portland from landlord Olympia Equity Investors VII, LLC. Willis of Northern New England is an insurance brokerage firm that offers commercial property and casualty insurance as well as employee benefit products to clients. Greg Boulos represented the landlord in the transaction.

willis.com

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OFFICE (cont.)

Teacher's Insurance and Annuity Association of America 477 Congress Street, Suites 613 & 614, Portland 289± SF

Teacher's Insurance and Annuity Association of America has leased office space at the property known as Executive Office Centers in Portland from landlord EOC, LLC. Nate Stevens represented the tenant in the transaction.

Chalmers Financial Services LLC 360 US Route One, Scarborough 1,493± SF

Chalmers Financial Services, LLC has leased office space at 360 US Route One in Scarborough from landlord Maroon Group, LLC. Chalmers Insurance Group is an independent insurance agency that has been family-run for four generations. The company will be opening the Scarborough building as an insurance office immediately. Derek Miller and Drew Sigfridson, SIOR represented the tenant in the transaction.

chalmersinsurancegroup.com

INDUSTRIAL

Snoman Graphics, Inc. 170 John Roberts Road, Unit 21, South Portland 1,000± SF

Snoman Graphics, Inc. has leased industrial space on John Roberts Road in South Portland from landlord Carbo Company. The company, started by Jerry Dittrich in 1987, has over 20 years of custom embroidery and digitizing experience and serves many different types of business all over the United States. The transaction was handled by Ty Hobbs.

Portland Fencing Center 983 Riverside Street, Portland 3,300± SF

Portland Fencing Center is moving to 983 Riverside Street in Portland. The building will be renovated and re purposed to be suitable for a fencing school with plans to open September 1, 2013. The Portland Fencing Center has provided fencing instruction for over 10 years across all different skill levels. The landlord, Robert E. Young, Sr. was represented by Craig Young, CCIM.

portlandfencingcenter.com

Toegoz 460 Riverside Street, Unit 6, Portland 4,680± SF

Toegoz is relocating from Evergreen Drive to Riverside Street in Portland. Toegoz makes flip-flops, dog collars, leashes and other products with custom logos. The company specializes in college branding. The space, leased from landlord Crockett Riverside, LLC will open for business on September 1, 2013. The transaction was brokered by Derek Miller.

toegoz.com

Tri Star Metal Sheet Company 112 Orion Street, Suite 1, Portland 44,281± SF

Tri Star Metal Sheet Company has leased an industrial suite at the property known as Brunswick Landing. This is an expansion of the company's Turner Facility in association with LaCasse and Weston. The building will be used to manufacture components for industrial equipment and will be occupied immediately. Chris Paszyc, CCIM handled the transaction on behalf of the landlord, Midcoast Regional Redevelopment Authority.

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RETAIL

Tri Ton Nails 295 Forest Avenue, Portland 1,046± SF

Tri Ton Nails has leased retail space in the Portland Hannaford Shopping Center from landlord Hannaford Brothers. The company will be renovating the space to make it fit for a nail salon. The company will open for business in the fall of 2013. Derek Miller and Drew Sigfridson, SIOR handled the transaction.

Nina's Zumba Studio 198 Lancaster Street, Suite 4003, Portland 1,000± SF

Nina's Zumba Studio is moving from its current York Street location to a suite in Portland's Bayside Center. Nina's Zumba Studio has been in business since 2008 and offers Zumba classes as well as other fitness classes such as kick-boxing and boot camp. The new location will open in mid September after renovations. Caitlin McGuinness and Andy Nelson represented the landlord, Bayside I, II, III LLC.

SALES

The Crisis and Counseling Centers, Inc. 10-12 Caldwell Road, Augusta 15,162± SF

The Crisis and Counseling Centers, Inc. purchased a 15,162± SF medical office building in Augusta from MaineGeneral Medical Center. Crisis & Counseling Centers is a private, non-profit social service agency licensed by the State of Maine as a mental health and substance abuse treatment provider. Chris Paszyc, CCIM represented the buyer in the transaction.

Market Milk Partners, LLC 46 Market Street, Portland 8,288± SF

The retail/apartment building known as the Squire Morgans Building in Portland was purchased from New 46 Market Street, LLC by Market Milk Partners, LLC. The company plans to renovate the commercial and residential units and bring them up to code before retreating the building in the end of the first quarter of 2014. The building has been empty due to code issues and the new owners hope to breathe new life into the building and surrounding area. Joseph Porta represented the buyer in the transaction.

Sea Breeze Nail Bar 62 E Street, South Portland 4,621± SF

Phu P Le & Tu Anh Nguyen have purchased an office/retail building on 62 E Street in South Portland from owner Sixty-Two E Street LLC. The company intends to open a nail salon in the vacant portion of the building while continuing to rent out adjacent space to a current tenant. Tony McDonald, CCIM, SIOR handled both sides of the transaction.

Beals Ice Cream 579 Main Street, Gorham 5.0± AC

Beals Ice Cream has purchased five acres of the Johnson Property from seller Martins Point Health Care. The company has been in business for 25 years and specializes in hand crafting small batches of over 100 flavors of ice cream to continue the old fashioned ice cream making process. The new location will be renovated and used as an expansion for the company's Gorham location. The seller was represented in the deal by Tony McDonald, CCIM, SIOR. The buyer was represented in the deal by Charles W. Day.

bealsicecream.com



SALES

Random Orbit, Inc.

35 Lafayette Street, Portland

4,140± SF

Random Orbit, Inc. has purchased an investment property at 35 Lafayette Street in Portland from seller International Christian Fellowship. The property will be converted from a church into residential condominiums, which will open at the end of 2013. Random Orbit, Inc. was formed by Peter Bass in 2000 to further pursue cutting edge, smart growth development. Andrew Ingalls brokered the transaction.

randomorbitinc.com

New Yard, LLC

60 West Commercial Street, Portland

8.98± AC

New Yard, LLC has purchased an 8.98 acre land parcel on West Commercial Street in Portland from seller Northern Utilities. The land will be developed into a new state of the art boatyard which the company plans to open late this fall or early next year, pending construction completion. Tony McDonald, CCIM, SIOR represented the buyer in the transaction.

Longfellow Square Partners, LLC

670 Congress Street, Portland

10,318± SF

The historic building at 670 Congress Street has been purchased by Longfellow Square Partners, LLC from seller SDR Properties, LLC. The building is part of Longfellow Square and was purchased in conjunction with 188 State Street. Joseph Porta handled both sides of the transaction.

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