the two-level space, but at the time of writing, there are **Key Portland properties change hands** approximately 4,000 square feet still available for lease. This transaction illustrates the trend of the Old Two other notable property transfers: 482 Congress

November saw the sales of several prominent Portland properties.

Most noteworthy is the sale of Rufus Deering Lumber's yard on Commercial Street. The buyer, Reger Desco Properties, has been involved with the construc-



By DAVID HARRIGAN

tion of intown high-end condominium projects including the Bay House and 113 Newbury.

has been home to several restaurants, including White Cap and Sebago Brewing, and shops. The building, which is being remodeled, will house West Elm, a When the 2.5-acre Rufus Deerat more than \$2.3 million, will be



St. and 164 Middle St. in Portland.

**164 Middle St.** is a 14,500-square-foot building on

the corner of Market and Middle streets. The property

furniture and home decor retailer owned by William Sonoma. The store is expected to open in the spring. West Elm will JENNIFER SMALL
Malone Commercial Brokers
Malone Commercial Brokers
Malone Commercial Brokers
Occupy the majority of

Commercial Brokers.

The seller of the future West Elm building was 164 Realty, LLC. The purchase price was \$2.5 million. Joe Malone and Small, both of Malone Commercial Brokers, and Jay Wise of WRE Commercial Brokers, brokered the transaction.

Port becoming a new hot spot for national chains.

Urban Outfitters, Anthropologie, Rough & Tumble

are already here, as is FatFace, which opened its first

U.S. store here, in February. Athleta will be moving

in at 152 Middle St., noted Jennifer Small of Malone

**New owners** also plan to enhance 482 Congress St. Center Congress LLC purchased the 54,180-squarefoot investment building near Monument Square in

The seller purchased the property in May, 2008 for \$4.5 million. The sale in late November was recorded at \$5.4 million, or a 20 percent overall change.

downtown Portland, from seller 482 Congress LP.

Considering the holding period of 8.5 years, the annual increase, absent a deduct for capital improvements or broker sale commissions would be 2.4 percent. In light of the seller's having owning the asset through the recession period, the sale suggests a rather modest return within the context of Portland's com-

Center Congress LLC, a New York City-based buyer, purchased a 40-unit apartment building in Portland in 2013 and had been seeking to acquire a second asset.

The transaction was arranged on behalf of the seller by Nate Stevens and on behalf of the buyer by Joe Porta, SIOR, both of CBRE | The Boulos Company.

Fishman, Fishman Realty.

## **NOVEMBER TRANSACTIONS** Edward Lutiens leased 756 square feet at 110

KGN Properties purchased the 6.6-acre parcel at 79 County Road, Scarborough. Mark Sandler, **Cardente Real Estate**; George Green-

Street landscape.

wood, Keller Williams Realty. 1591 Hotel Road, LLC purchased a 30,000-square-foot warehouse on 10.5 acres at 1591 Hotel Road, Auburn. Robert Baldacci, Tony Armstrong, Baldacci Real Estate Group.

York County Federal Credit Union pur chased 0.77 acres at 381 U.S. Route 1, York. Thomas Moulton, **NAI The Dunham Group**. Hair Etc., LLC purchased a 1,089-square-foot retail condo at 21 Chestnut St., Portland. Thomas Moulton, **NAI The Dunham Group**;

Mike Wilson, **Reali Realty**. Brexit, LLC purchased a 12-unit multifamily with restaurant space at 128-130 Hammond St., Bangor. T.C. Haffenreffer, **NAI The** 

Dunham Group. Bear's Holding Company, LLC purchased 25,033 square feet of strip mall and convenience store space at 80 Moosehead Trail, Newport. Dennis Wheelock, Scott Balfour,

Magnusson Balfour. Eleanor Heidrich purchased a 2,116-squarefoot mixed-use building at 4 Scott Dyer Road, Cape Elizabeth. Scott Balfour, **Magnusson** Balfour; Andrew Ingalls, Malone Commercial Brokers.

Federal Credit Union building at 171 Port Road, Lower Village, Kennebunk. John Doyon, Malone Commercial Brokers; John Anderson, Investcomm Real Estate **Shreehari Realty, LLC** purchased the Cumberland Farms at 136 Main St., Madison. John

Friday Morning, LLC purchased the Infinity

Doyon, Malone Commercial Brokers Theresa and Anna Chan purchased the

retail/restaurant building at 232 Bath Road, Brunswick. Michael Anderson, **Malone Com**mercial Brokers. Auto Shine Car Wash, LLC purchased

Windham. John Doyon, Malone Commercial Brokers. Center Congress, LLC purchased a

development land at 660 Roosevelt Trail,

54,180-square-foot building at 482 Congr St., Portland. Nate Stevens, Joe Porta, CBRE | The Boulos Company. Contour Properties, LLC purchased two

office buildings totaling 25,860 square feet at 1 and 8 Science Park Road, Scarborough. Greg Boulos, CBRE | The Boulos Company. Empire Development, LLC purchased 2.82

acres at Snow Goose Estates, Merganser St., Westbrook. Dan Greenstein, CBRE | The Boulos Company.

LEASES, OFFICE

## **SpotMe** leased 7,815 square feet at 75 Washington Ave., Portland. Michael Cardente,

Cardente Real Estate; Katie Millett, NAI The Dunham Group. Planet Optima leased 500 square feet at 971 Congress St., Portland. Josh Soley, Compass Commercial Brokers.

**TMT Portland, LLC** leased 1,800 square feet at 24 Bridgton Road, Westbrook. Chris Craig, NAI The Dunham Group.

VTEC leased 3,000 square feet at 343 Gorham Road, South Portland. Frank O'Connor, NAI The Dunham Group; Josh Soley, Compass Commercial Brokers. Northeast Career Schools of Maine, Inc.

leased 1,228 square feet at 51 U.S. Route 1 Scarborough. Chris Craig, NAI The Dunham Group.

National Association of Letter Carriers leased 2,740 square feet at 550 Forest Ave., Portland, Katie Millett, Justin Lamontagne

NAI The Dunham Group. Pearce + Dow, LLC renewed its lease of 2,802 square feet at Two Monument Square, Port-The Dunham Group.

NRT New England leased 3,000 square feet at Saco Mill No. 4, Saco. TC Haffenreffer, NAI The Dunham Group; Steve James, NAI

Hunneman. RLC Engineering leased 5,000 square feet at 360 U.S. Route 1, Falmouth. Justin Lamontagne, NAI The Dunham Group.

Child Development Services leased 11,064 square feet at 1011 Forest Ave., Portland. Michael Atienza, Juliana Tonini, **Magnusson** Balfour.

Arcadia New England leased 1,350 square feet at 1050 Forest Ave., Portland. Michael Atienza, Juliana Tonini, Magnusson Balfour. Dojo Digital leased 246 square feet at 178

Court St., Auburn. Kevin Fletcher, Malone Commercial Brokers; Tim Millett, CBRE The Boulos Company. BAE Systems renewed its lease at 92 Com-

mercial St., Bath. Mike Anderson, **Malone** Commercial Brokers. NTT Data. Inc. leased 1 056 square feet at 111 Commercial St., Portland. Peter

Harrington, Jessamyn Mackey, Malone Commercial Brokers. Canusa Corporation leased 1,405 square feet at 415 Lisbon Road, Lewiston. Kevin Fletcher,

Malone Commercial Brokers Stanford Management leased 2,118 square feet at 100 Commercial St., Portland. Peter Harrington, Jessamyn Mackey, Malone Com-

Caliber Home Loans leased 2,733 square feet at 75 Market St., Portland. Peter Harrington, Jessamyn Mackey, Malone Commercial

mercial Brokers.

Brokers.

Brokers. Leah Day leased space at 225 Commercial St., Portland. John Doyon, Malone Commercial

Stroudwater Associates leased 6,145 square feet at 1658 Congress St., Portland. Roxane Cole, **Roxane Cole Commercial Real Estate**; Debra Napolitano, **Paragon Commercial** 

Real Estate Eaton Peabody leased 14,097 square feet at 100 Middle St., Portland. Tony McDonald, Nate Stevens, Charles Day, CBRE | The

Boulos Company. Residential Mortgage Services, Inc., leased 8,114 square feet at 75 John Roberts Road, South Portland. Greg Boulos, Cole Smith,

CBRE | The Boulos Company; David Caron, DIC Real Estate. Maine Health Management Coalition

renewed its lease of 3,697 square feet at 11 Bowdoin Mill Island, Topsham. Derek Miller, CBRE | The Boulos Group. Paychex leased 3,500 square feet at 225 First

Flight Drive, Auburn. Chris Paszyc, CBRE The Boulos Company; Kevin Fletcher, Malone Commercial Brokers. Spurwink leased two suites totaling 3,497

square feet at 64 Lisbon St., Lewiston. Tim Millett, Charles Day, CBRE | The Boulos Company. **Tess' Designer Yarns** leased 1,174 square feet at the Dana Warp Mill, 90 Bridge St.,

Westbrook. Jon Rizzo, Nate Stevens, CBRE

The Boulos Company. CATIC leased 724 square fee Portland. Derek Miller, Catie Seavey, CBRE The Boulos Company.

S.W. Cole Engineering, Inc., leased 619 square feet at 60 Pineland Drive Nev Gloucester. Ty Hobbs, CBRE | The Boulos

**MetroStar Systems, Inc.**, renewed its lease of 505 square feet at 565 Congress St., Portland. Nate Stevens, CBRE | The Boulos Company. Dojo Digital leased 246 square feet at 178 Court St., Auburn. Tim Millett, CBRE | The Boulos Company; Kevin Fletcher, Malone Commercial Brokers.

**The United States Postal Service** leased 135 square feet at 89 Court St., Machias. Ty Hobbs, CBRE | The Boulos Company.

Vapor Room leased 1,500 square feet at 189 Water St., Gardiner. Josh Soley, **Compass** Commercial Brokers.

Mainely Wraps, LLC, leased 1,500 square feet at 1422 Broadway, South Portland. Mark Sandler, **Cardente Real Estate**; Cole Smith, CBRE | The Boulos Company. Starbuck's leased 1,800 square feet at 352 Alfred St., Biddeford. Frank O'Connor,

NAI The Dunham Group; Jay Wise, WRE **Buffalo Wild Wings** leased 5,000 square feet at 105 Topsham Fair Mall Road, Topsham.

Frank O'Connor, **NAI The Dunham Group**; Derek Miller, **CBRE** | **The Boulos Company**. The Children's Adventure Center, Inc., leased 6,500 square feet at 1156 Broadway South Portland. Justin Lamontagne, Frank O'Connor, NAI The Dunham Group. Jessica Fortin leased 1,099 square feet at 76 Sabattus St., Lewiston. Kevin Fletcher, Malone Commercial Brokers. Miyake, LLC renewed its lease of 1,389

square feet at 468 Fore St., Portland. Peter Harrington, **Malone Commercial Brokers**. Holy Donut leased 3.080 square feet at 398 U.S. Route 1, Scarborough. Kevin Fletcher Mark Malone, Malone Commercial Brokers. **Portland Mash Tun, LLC** expanded its lease by 1,050 square feet at 29 Wharf St., Portland Steve Baumann, Compass Commercial Brokers; Derek Miller, CBRE | The Boulos

square feet at 15 Main St., Freeport. Vince Ciampi, Greg Boulos, **CBRE | The Boulos Empire Vape Shop** leased 1,560 square feet at 114 Western Ave., Augusta. Tim Millett, **CBRE** 

Cotton Weeds Quilt Shop leased 2,280

The Boulos Company. Edible Arrangements leased 1,453 square feet at 114 Western Ave., Augusta. Tim Millett, CBRE | The Boulos Company.

Jackson Hewitt leased 1,370 square feet at

114 Western Ave., Augusta, Tim Millett, CBRE | The Boulos Company; Cam Woodford, Style Me leased 1,000 square feet at 4 City

Center, Portland. Vince Ciampi, Derek Miller, CBRE | The Boulos Company.

Brant & Cochran, LLC leased 1,368 square feet at 110 Breakwater Annex, South Portland. Thomas Moulton, Brad Moll, NAI The Dunham Group

Breakwater Annex, South Portland. Thomas Moulton, Brad Moll, NAI The Dunham Group. Michael J. Lester leased 5,000 square feet

at 110 Breakwater Annex, South Portland Thomas Moulton, Brad Moll, **NAI The** Dunham Group. Z's Finest, LLC renewed its lease of 28,000

square feet at 8 Business Park Way, Brunswick. Justin Lamontagne, NAI The Dunham

Williams Hawkes leased 1,000 square feet at 120 Breakwater Annex, South Portland, Thomas Moulton, NAI The Dunham Group. New England Alternative Care, LLC renewed its lease of 6,250 square feet at 50 Downeast Drive, Yarmouth. Justin Lamontagne, NAI The Dunham Group; Marc

TexTec Industries leased 30,000 square feet at 1705 U.S. Route 202, Winthrop. Andrew LeBlanc, NAI The Dunham Group. Maine Commercial Real Estate, written and com piled by Maineland Consultants, is published the first Tuesday of each month in the Portland Press Herald