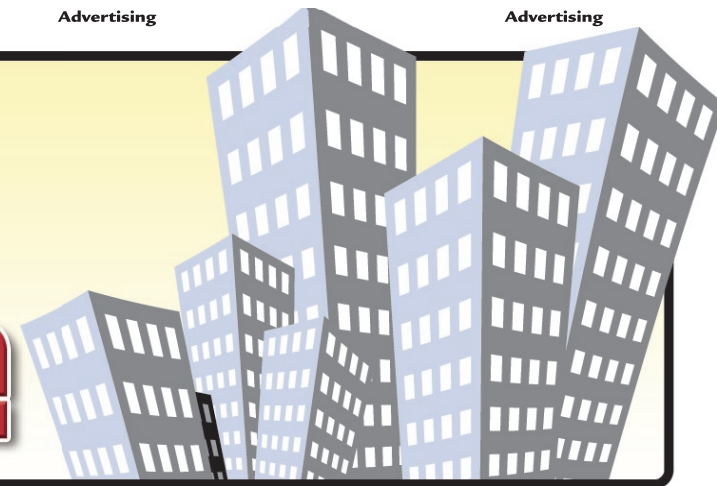


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investor an explosive return in the short run, but we are known for consistence and stability over the long haul. For 2009, we anticipate continued softening in our local market, but nothing as drastic as what is predicted on the national front.



Transaction of the Month (pictured above)

Three prominent Freeport buildings were sold to Freeport Group, LLC, a group of New York investors. The transaction was brokered by Greg Boulos, Partner of CBRE/The Boulos Company.

According to Boulos, the three buildings sold were the Ralph Lauren/Polo building on Main Street across from L.L. Bean as well as the Samsonite and Brooks Brothers buildings on Bow Street. The properties were sold by Kamin Bow Street, LLC, which purchased the properties about a decade ago. Freeport Group, LLC purchased the

property as an investment and was impressed with the location of the three buildings given their proximity to the hub of activity in downtown Freeport and the new retail center under construction behind these buildings.

Boulos said the new owners' immediate focus will be to fill two small vacancies in the Samsonite building located at 20 Bow St. Due to the location of the property, the new owners expect to lease the vacancies soon.

Sales activity

Maine Health purchased 96,087 square feet of office space at 295-301 U.S. Route 1 in Scarborough. Selling agent: Tony McDonald, CCIM, SIOR, CBRE/The Boulos Company.

S.B. Aggregates, LLC purchased 39,000 square feet of industrial property at 329 Mosher Road in Gorham. Selling agent: Tom Dunham, SIOR, NAI/The Dunham Group.

Greeley Capital purchased a 16-lot mobile home park at 54-62 Fairfield St. in Oakland. Selling agents: Andrew Nelson and Jon Leahy, CBRE/The Boulos Company.

W.B. Mason purchased 36,000 square feet of warehouse space at 106 Pine Tree Industrial Parkway. Selling agent: Tom Dunham, SIOR, NAI/The Dunham Group.

Steve Hilton purchased 2,378 square feet of investment property at 1478 Broadway in South Portland. Selling agents: Charles Day and Drew Sigfridson, SIOR, CBRE/The Boulos Company.

160 Elm, LLC purchased 9,528 square feet of retail space at 160 Elm St. in Biddeford. Selling agents: Drew Sigfridson, SIOR, CBRE/The Boulos Company.

L.L. Bean, Inc. purchased 1,218 square feet of retail/office space at 10 Justin's Way in Freeport. Selling agent: Thomas Moulton, CCIM, SIOR, NAI/The Dunham Group.

Serious Sun Tanning purchased retail property at 94 Auburn St. in Portland. Selling Agent: Benita Dunton, Magnusson Balfour.

Servpro purchased 850 square feet of warehouse/office space at 390 U.S. Route 1 in Falmouth. Selling Agent: Katherine Allen, NAI/The Dunham Group.

Leasing activity Office

SmithBarney leased 22,155 square feet of office space at 100 Middle St. Leasing agent: James D. Harnden, President, Ram Harnden Commercial Real Estate Services.

OmniClaim leased 1,384 square feet of office space at 15 Morin St. in Biddeford. Leasing agent: Matthew W. Barney, Ram Harnden Commercial Real Estate Services.

Swett & Crawford leased 6,920 square feet of office space at 25 Spring St. in South Portland. Leasing agents: James D. Harnden, President, Ram Harnden Commercial Real Estate and Peter Skapinsky or Dirigo Management.

Dube Travel leased 3,420 square feet of office space at 101 Western Ave. in Augusta. Leasing agent: Chris Paszyc, CBRE/The Boulos Company.

East Coast Marketing Group leased 1,000 square feet of office space at 999 Forest Ave. in Portland. Leasing agents: Tracy Sullivan and Nate Stevens, CBRE/The Boulos Company.

Maine Health Management Coalition leased 1,724 square feet of office space at 245 Commercial St. Leasing agent: Drew Sigfridson, SIOR, CBRE/The Boulos Company.

Law Office of John Branson and Mark Randall leased 1,541 square feet of office space at 482 Congress St. Leasing agent: Justin Lamontagne, CBRE/The Boulos Company.

Maine Department of Labor leased 1,050 square feet of office space at 175 Lancaster St. Leasing agent: Justin Lamontagne, CBRE/The Boulos Company.

Maine Health Information Center leased 2,099 square feet of office space at 245 Commercial St. Leasing agents: Drew Sigfridson, SIOR, and Nate Stevens, CBRE/The Boulos Company.

David Marshall leased 2,633 square feet of office space at 511 Congress St. Leasing agent: Drew Sigfridson, SIOR, CBRE/The Boulos Company.

Allies, Inc. leased 1,800 square feet of office space at 62 Elm St. Leasing agent: Justin Lamontagne, CBRE/The Boulos Company.

Northeast Laboratory Space leased 1,630 square feet of office space at 999 Forest Ave. Leasing agent: Tracy Sullivan, CBRE/The Boulos Company.

Maine Commercial Real Estate is compiled by Mainland Consultants and appears the first Tuesday of each month.