# BOULOS COMPANY

# 2022

## SOUTHERN MAINE OFFICE FORECAST

Nate Stevens PARTNER



### THE MARKET OVERVIEW

350 Buildings Surveyed

# 12.1.2021 Total SF **12,447,030**



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MEDICAL 1,368,229

scarborough & s. portland 963,179 MAINE MALL AREA **2,037,972** 

PORTLAND DOWNTOWN **4,304,819** 

FALMOUTH, CUMBERLAND & YARMOUTH **1,089,189** 

### THE MARKET **HIGHLIGHTS**

## Total Market Direct Vacancy for 2021 is 6.73%

- Positive Net Absorption
- Transaction Volume Up

- Still a Tenant's Market
- Office Users Returned to the Office?

Asking Lease Rates Decline

Sublease Space

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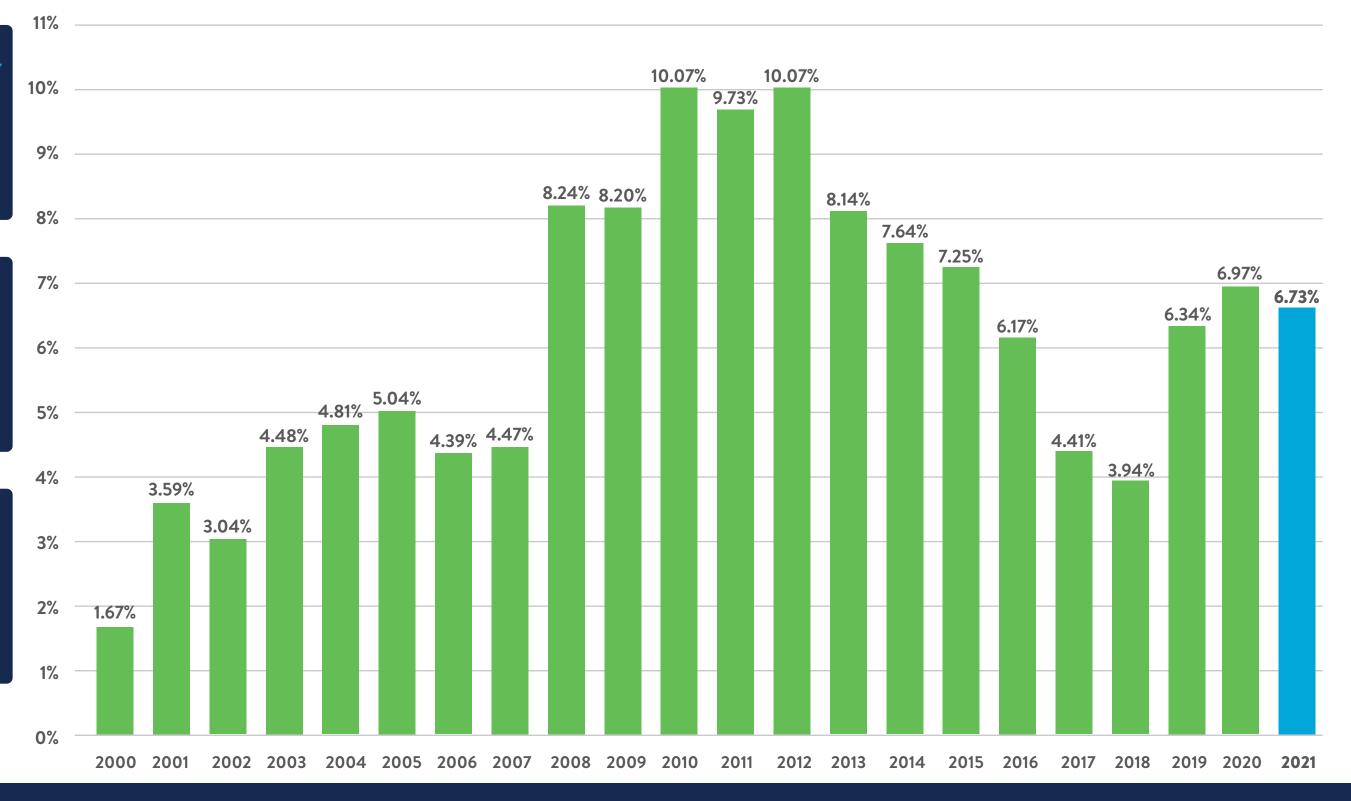
## CONCLUSIONS

#### GREATER PORTLAND'S OFFICE MARKET HISTORICAL DIRECT VACANCY RATES

DIRECT VACANCY 837,163± SF 6.73%

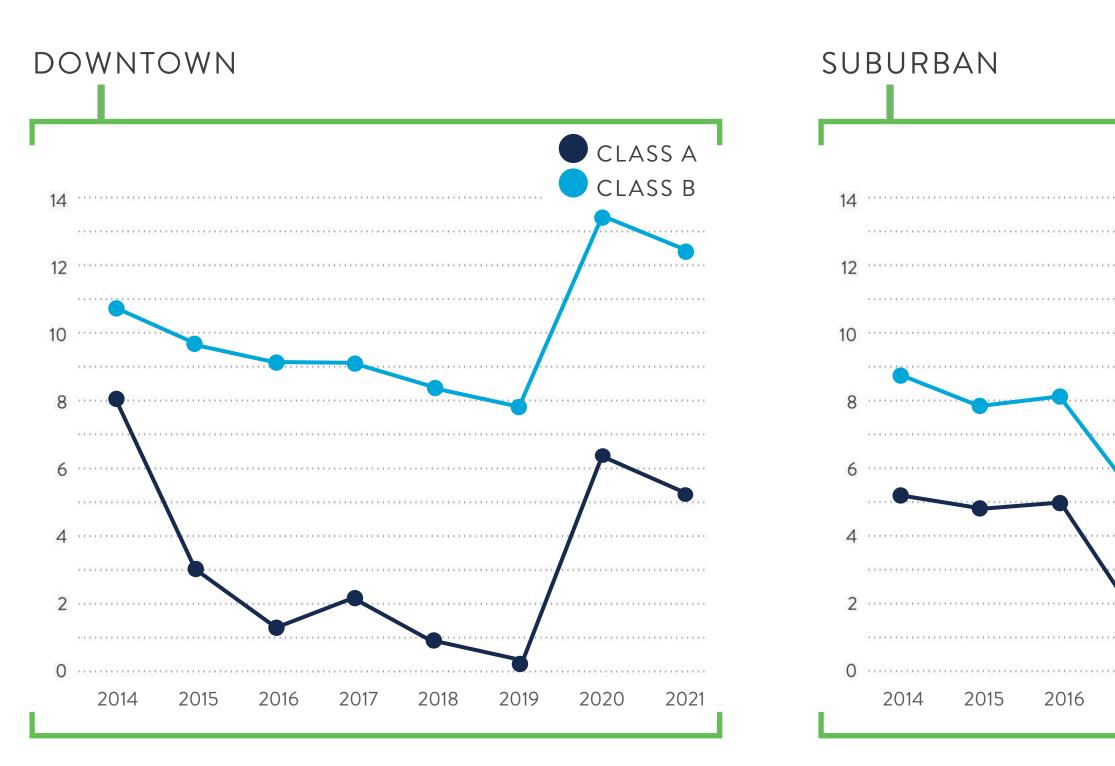
SUBLEASE 335,806± SF 2.70%

total 1,172,969± SF **9.42%** 



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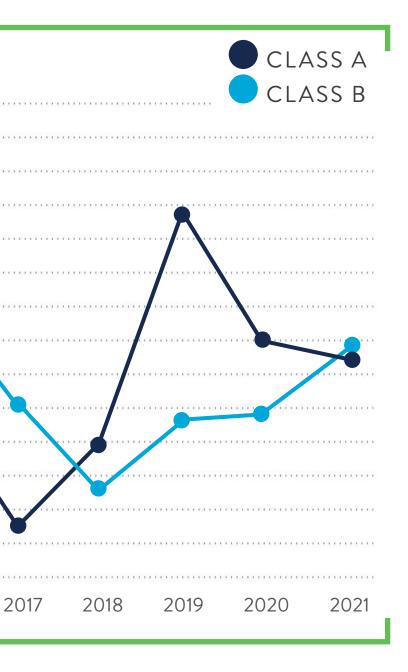
## THE MARKET **VACANCY RATES**



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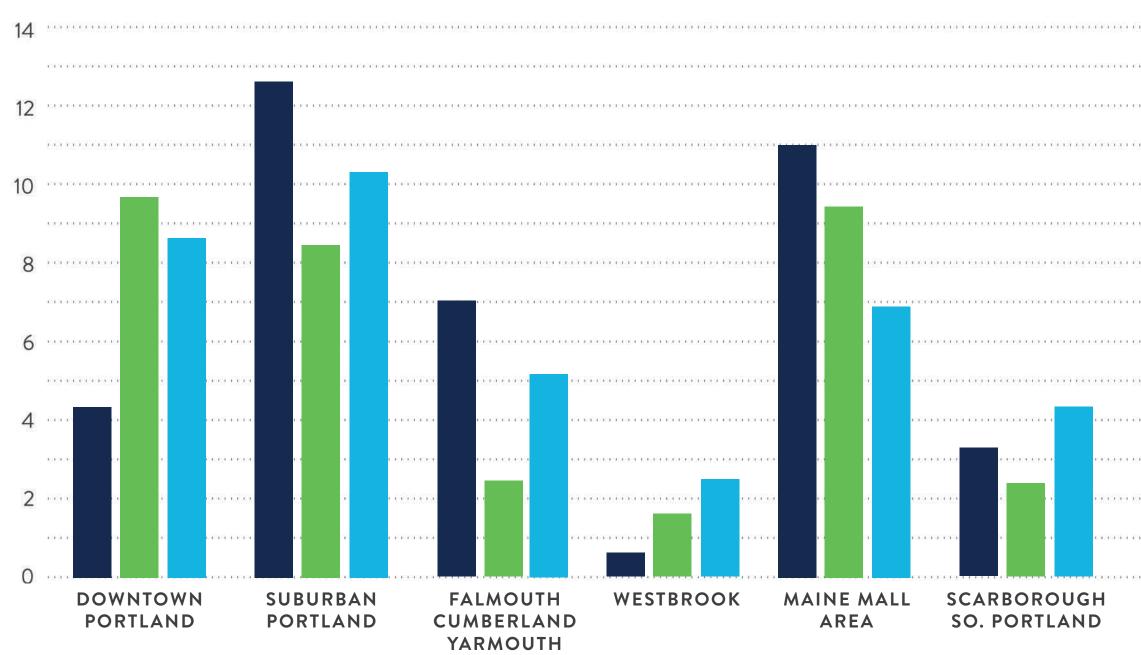
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## Downtown vs Suburban



## THE MARKET VACANCY RATES

## Vacancy Comparison by Market



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MEDICAL														E										



## **TRANSACTIONS**

#### SIGNIFICANT TRANSACTIONS - DOWNTOWN

#### LEASE - 61,129± SF 300 Fore St, Portland

University of Maine School of Law

Joe Malone & Jenn Small - Malone Commercial Brokers





#### LEASE RENEWAL — 38,221± SF 400 Congress St, Portland *PTC, Inc.* Drew Sigfridson - The Boulos Company

Joe Malone & Jenn Small - Malone Commercial Brokers

#### LEASE RENEWAL – 32,176± SF

#### Two Portland Square, Portland

**Stonecoast Fund Services** Drew Sigfridson - The Boulos Company Joe Porta - Porta & Co





#### LEASE — 10,500± SF 27 Pearl St, Portland Rare Breed Veterinary Partners, Inc.

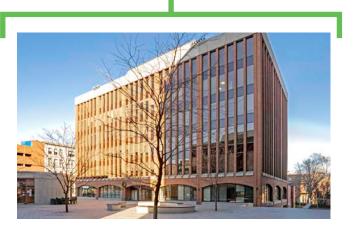
Joe Malone & Jenn Small - Malone Commercial Brokers Austin Barrett - T3 Advisors

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Peter Gwilym - Porta & Co Joe Malone & Jenn Small - Malone Commercial Brokers

#### LEASE RENEWAL — 10,277± SF 3 Canal Plaza, Portland Fidelity



## **TRANSACTIONS**

#### SIGNIFICANT TRANSACTIONS - SUBURBAN

#### ${\tt LEASE \, RENEWAL-12,874\pm SF}$

175 Running Hill Rd, So. Portland

**Undisclosed Tenant** 

Greg Boulos & Samantha Marinko - The Boulos Company Josh Soley - Maine Realty Advisors





#### LEASE — 10,579± SF 1601 Congress St, Portland Maine Medical Partners Sam LeGyt, TC Heffenrefer, Syslas Hatch The Dunham Group

#### LEASE – 34,348± SF

#### 65 Gannett Dr, So. Portland Undisclosed Tenant

Greg Boulos & Samantha Marinko - The Boulos Company Drew Sigfridson - The Boulos Company





#### LEASE RENEWAL - 32,389± SF 901 Washington Ave, Portland Spectrum Northeast Drew Sigfridson - The Boulos Company

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#### LEASE — 25,000± SF 225 Gorham Rd, So. Portland OneAmerica

Frank O'Connor - The Dunham Group



## **SIGNIFICANT SUBLEASE SPACE**

#### **DOWNTOWN**

#### **SUBURBAN**

100 Middle St - East, Portland 38,367± SF



123 Darling Ave, So. Portland 60,032± SF



2 Gannett Dr, So. Portland 104,472± SF





One Monument Sq, Portland 12,671± SF





600 Sable Oaks, So. Portland 22,767± SF

6 Ashley Dr, So. Portland 38,390± SF

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#### 175 Running Hill Rd, So. Portland 40,722± SF





#### 300 Southborough, So. Portland 65,000± SF

## **OFFICE MARKET INFLUENCERS OVER NEXT 2-3 YEARS**

- Sublease Space Turnover
- New Construction
- Workplace Trends
- Office Building Conversions
- New Demand

**178 MIDDLE STREET / 4 CANAL PLAZA** 



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## CONCLUSIONS

- Demand will stay relatively low
- Downtown vacancy rates drop
- Suburban vacancy rates increase, specifically Maine Mall and Scarborough/South Portland submarkets
- New office construction remains quiet, unless...
- High demand for quality investment product

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Partner



# BOULOS COMPANY

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