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## Malone Commercial Brokers handles two deals totaling 62,000 s/f

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95-97 Darling Avenue - Portland, ME

482 Payne Road - Scarborough, ME

Portland, ME Malone Commercial Brokers (MCB) leased 42,000 s/f at 95-97 Darling Ave. to Fork Food Labs and 20,000 s/f to Granite Bay Care at 482 Payne Rd. in Scarborough. MCB brokers Jennifer Small and Joe Malone placed these large-scale tenants in their new locations. Both buildings are owned and managed by East Brown Cow.

Fork Food Labs had long outgrown its current 5,200 s/f location on Parris St. in the city's Bayside area, as the pandemic led to a surge in memberships that has not waned. This non-profit food/commissary kitchen business has specific requirements to accommodate membership-based mobile vendors, caterers, food trucks, and food producers who require a commercial kitchen space to prepare their product.

An increased absorption of larger office/administrative space in the Portland area has necessitated creative solutions as businesses seek to expand. Fork will gradually occupy 42,000 s/f of office space in a long-term lease, while the interior is built out to maximize kitchen capacity for its ever-increasing prepared food membership base.

Brice O'Connor at The Boulos Company represented the tenant.

Granite Bay Care had also outgrown its Congress St. location. For their 20,000 s/f requirement, they needed administrative office and service space with parking, private offices and meeting rooms, and neighboring medical facilities and amenities for both clients and staff. They will occupy the first and second floors at 482 Payne Rd., located centrally in the Scarborough retail and medical district.

Justin Lamontagne at The Dunham Group represented the tenant.

"Thanks to a long-standing relationship with East Brown Cow, we knew that their properties would be a good fit to accommodate the unique needs of these tenants. We're so pleased that we were able to find a long-term solution for the parties in both transactions," said Small.

East Brown Cow and its affiliates comprise a real estate management, investment, and development firm based in the historic Old Port district of Portland, Maine. Since its establishment over 30 years ago, East Brown Cow's portfolio has grown to more than twenty assets in the greater Portland area, including over a million square feet of mixed-use office, retail, garage, and hospitality assets. The company seeks to create meaningful connections to the surrounding urban fabric through high-quality design and the carefully curated use of its properties while also providing first-class management services to its tenants. All acquisitions and developments are grounded in the company's commitment to environmental stewardship, excellence in design and historic preservation, and the activation of publicly accessible spaces as well as the exploration of new technologies. East Brown Cow strives to push the limits of what is done conventionally in the field of urban real estate.

Malone Commercial Brokers is a top commercial real estate firm based in Portland, Maine. Serving owners, tenants, and investors throughout the state since 1983, established relationships and market expertise are among the many reasons Malone Commercial Brokers is a recognized leader in the Maine real estate market.

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