

Paul Laudano

Chair, Real Estate



T (617) 248-4745 | M (617) 388-5775
plaudano@choate.com

Practice Areas

Real Estate

Education

University of Virginia School of Law
JD (1998)

Boston University
BA (1994) *magna cum laude*

Admissions

Massachusetts

Paul Laudano, chair of Choate's Real Estate Practice Group, has more than two decades of experience working with national and regional clients on all aspects of the acquisition, financing, development, leasing, and permitting of real estate. His accumulated skill and knowledge enable him to provide thoughtful and comprehensive solutions to his clients' most complex problems. Paul advises on a broad range of transactions, including joint ventures, complex corporate restructurings, loan workouts, and sale-leasebacks.

His clients include prominent public and private real estate companies, investment banks, private equity sponsors, investors, non-bank lenders, technology and life sciences companies, Fortune 500 companies, retailers, and hotel and hospitality companies.

Paul is a member of Choate's Executive Committee.

Representative Engagements

- Joint venture partner in the restructuring and sale of a \$175 million office park.
- REIT in the acquisition of a \$400 million urban office and laboratory complex.
- Equity investor in connection with the acquisition, financing, and development of a \$60 million condominium property.
- Private industrial real estate owner in the sale and leaseback of a \$65 million warehouse and light industrial facility.
- Life Sciences firm on national leasing and acquisitions of laboratory, manufacturing, and office properties.
- New headquarters lease of 250,000 square feet of office space for a major Boston technology company.
- Private resort casino company as outside corporate counsel, including with respect to finance, entity formation, real estate, and employment matters.
- Top-five, national "big box" retail anchor on the acquisition and/or leasing of 30 land and redevelopment sites located in six states. This representation has included commercial condominiums, air rights, ground leasing, public incentives, and the prosecution of land use and title disputes and litigation.
- Mixed use leasing project for a major life sciences tenant in Cambridge, Massachusetts.
- Real estate private equity company in the acquisition, financing, and leasing of a \$150 million of commercial, multi-family, and hospitality properties.

- National financial institution in connection with its restructuring of \$120+ million in secured financing.
- Publicly held company in connection with a \$200+ million financing of real estate holdings in three states.
- Tenant's counsel to a national bank on a marquee CBD office and retail lease.
- International REIT in connection with acquisition, land use permitting, and municipal law matters in connection with the repositioning of regional malls.
- Developer of a 120-unit apartment complex and other improvements in connection with the closing of its construction loan facility.
- Owner of several nursing home and assisted living facilities relative to the disposition of the owner's assets.
- Texas healthcare company ground lease and joint venture transaction.

Professional and Community Involvement

- Member, NAIOP
- Member, Real Estate Finance Association
- Member, Urban Land Institute
- Member, International Council of Shopping Centers
- Past Counsel, Board of Directors at Charlestown Nursery School
- Former Director and Real Estate Counsel, The Historic Neighborhoods Foundation

Recognition

- *Chambers USA* (2013-2023)
- *The Legal 500* (2023)
- *Best Lawyers in America* (2016-2024)
- *Boston Magazine* Top Lawyer in Real Estate (2022)
- BTI Client Service All-Star
- *Massachusetts Super Lawyers* (2017-2019; 2023)