

Gregg B. Cosimi

PARTNER

617-248-4003 gcosimi@choate.com

Gregg Cosimi has a deep and successful track record representing clients in all areas related to their transactional real estate needs. He is a trusted advisor to parties, individuals and funds structuring and evaluating development, investments, operation and loans across a broad spectrum of real estate and digital infrastructure classes including data center, sports/stadium, multifamily, industrial, telecommunication, research/lab, office, retail, and high net worth residential. Gregg also has extensive experience negotiating construction and asset-based loan facilities (borrower and lender side), acquisitions, joint venture, and lease documents. Additionally, he has spent a significant part of his career working with operators, lenders and investors to navigate distressed situations and workouts of troubled assets. Gregg counts numerous real estate groups among his clients including regional and national developers and lenders, Fortune 500 companies, private equity real estate funds, public and private real estate groups, hospitality companies and high net worth individuals. Gregg works frequently with colleagues in the firm's finance and restructuring, private equity, intellectual property, tax, Choate Wealth and litigation groups.

Gregg is a LEED Accredited Professional (LEED-AP), a distinction earned through the Green Building Certification Institute, which demonstrates his thorough knowledge of green building principles and practices.

Focus Areas

- Finance and Restructuring
  - Sports and Stadium Financing
- Private Equity and M&A
  - Real Estate

Recognition

- *Best Lawyers in America* (2013-2027)
- *Massachusetts Super Lawyers*
- *The Legal 500* (2024-2026)

Representative Engagements

- Represented a private equity firm in the acquisition of three data centers located in Washington, Nebraska and New York including structuring and negotiation of the sale and leaseback to the Seller technology company.
- Represented next-generation data center and colocation provider in the negotiation of a long-term $800 million colocation agreement with a global infrastructure and cloud services provider, along with related agreements.
- Represented agent, in connection with a senior secured multi-draw construction term loan facility, the proceeds of which will be used to renovate EverBank Stadium in Jacksonville, Florida.
- Represented client in the development of multiple luxury multifamily projects including a 428-unit

© 2026 Choate, Hall & Stewart LLP | Two International Place, Suite 3000 | Boston, MA 02110 | 617-248-5000

urban-infill apartment community in Cambridge, MA, a 440-unit multifamily community in Wakefield, MA, a 180-unit multifamily development in Quincy, MA, a 289 unit luxury apartment complex in Woburn, MA and a 555-unit historic rehabilitation multifamily and condominium community in Boston, MA.

- Represented private equity firm on 63,000sf headquarters lease, 100 Federal Street, Boston, MA.
- Represented Fortune 100 technology company on long-term lease and 16-story ground-up redevelopment located in Kendall Square, Cambridge, MA.
- Represented various insurance companies in connection with a private placement of term notes in connection with the refinancing of construction loans for Climate Pledge Arena.
- Represented tower company in analysis, acquisition and financing of portfolio of tower locations in United States and Latin America.
- Represented agent in connection with a senior secured multi-draw construction term loan facility to Austin Arena Company, LLC in order to construct a new basketball arena on the campus of The University of Texas at Austin.
- Represented agent in connection with a loan for the construction of a new stadium for FC Cincinnati.
- Represented agent in connection with a delayed draw term loan facility required to renovate Key Arena in Seattle, which will be used by a new NHL expansion franchise, the Seattle Kraken.
- Represented agent in connection with a senior secured multi-draw construction term loan facility the proceeds of which will be used to renovate CFG Bank Arena in Baltimore, Maryland.
- Represented lender in connection with a credit facility used by Minnesota United Football Club to construct a new stadium in St. Paul.
- Represented client in connection with a private placement of term notes in connection with the construction of a new basketball arena for the Golden State Warriors.
- Represented multiple customers in the negotiation of data center collocation, lease and service agreements.
- Represented sponsor on $142.5 million acquisition financing and redevelopment plan for Assembly Square project, Somerville, MA.
- Represented sponsor on $80 million debt and equity construction financing for construction of premier lab and manufacturing space.
- Represented leading private national multifamily group in the development of multiple 200+ unit luxury apartment communities located in Hingham, Waltham, Billerica, and Taunton, MA.
- Represented energy supply company on corporate headquarters lease and construction agreements, Waltham, MA.
- Represented retail food company on corporate headquarters and manufacturing plant build to suit lease, Lynn, MA.
- Represented Fortune 100 technology company on national office/warehouse/demonstration space/corporate campus lease portfolio.
- Real Estate/Leasing Counsel to New England based restaurant chain
- Represented international aggregates supplier in negotiation of a Development Agreement/Ground Lease for a Boston Industrial Waterfront Project, Boston, MA.
- Represented lender in cross collateralization and security arrangement acquiring mezzanine pledges of interests and distributions among 12 related loan facilities.
- Represented owner of multiple office and industrial campus complexes in connection with installation, operation and maintenance of solar-power generation facilities and negotiation of power purchase agreements;
- Ongoing representation of a client in the subdivision, conservation and donation of a sizeable Olmsted designed estate, including agricultural land, to multiple non-profit organizations.

Publications and Presentations

- "Data Centers, Big Data and Real Estate: Challenges and Opportunities," speaker, Higher Education Real Estate Lawyers Annual Conference, Dartmouth College
- "Negotiating Workletters in a Challenging Construction Environment," co-chair and panelist, BBA CLE.
- *MCLE Massachusetts Zoning Manual*, contributing author.

Professional & Community Involvement

- Member, Real Estate Finance Association
- Member, NAIOP
- Member, American Bar Association
- Member, Boston Bar Association
- Former Chair, Boston Bar Association Leasing Committee

Education & Credentials

- Northwestern University Pritzker School of Law, JD (1997)
- Carleton College, BA (1993)

Admissions

- Massachusetts