

Paul C. Laudano

PRACTICE CHAIR, REAL ESTATE

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Paul Laudano is the Practice Chair of Choate's Real Estate Group. He provides thoughtful and comprehensive solutions to his clients' most complex problems. From global institutional clients to regional developers and operators, Paul advises clients on a broad range of transactions. He also advises on real estate-related disputes and restructurings. His practice over the past 25+ years has spanned all asset classes.

Paul's clients include prominent public and private real estate companies, investment banks, private equity sponsors, investors, non-bank lenders, technology and life sciences companies, infrastructure and data center owners and operators, Fortune 500 companies, retailers, and hotel and hospitality companies.

Paul has served at various times on Choate's Executive Committee as well as its Opinion and Compensation Committees.

Focus Areas

Private Equity and M&A

Real Estate

Recognition

- *Chambers USA* (2013-2026)
- *The Legal 500* (2023-2026)
- *Best Lawyers in America* (2016-2027)
- *BTI* Client Service All-Star
- *Boston Magazine* Top Lawyer in Real Estate (2022)
- *Massachusetts Super Lawyers* (2017-2019; 2023)

Representative Engagements

- 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.
- 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.
- Represented a private equity platform in acquisitions and leasebacks/services agreements for data centers and digital infrastructure projects across the United States, representing approximately $250 million in purchase price and over $300 million in revenues.
- Equity investor in connection with the acquisition, financing, and development of a $100 million condominium property.

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- 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, 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 $250 million of commercial, multi-family, and hospitality properties.
- National financial institution in connection with its restructuring of $500 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 & 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

Education & Credentials

- University of Virginia School of Law, JD (1998)
- Boston University, BA (1994) *magna cum laude*

Admissions

- Massachusetts
- U.S. District Court, Massachusetts

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