

Jonathan N. Nichols

Associate

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Jon Nichols is a real estate attorney who focuses his practice on the acquisition, disposition, financing, development and leasing of commercial real estate.

He represents developers, landlords, tenants and investors in the office, laboratory, industrial, multifamily, and retail sectors.

Jon drafts and negotiates purchase and sale agreements, loan and closing documents and commercial leases. He is experienced in counseling clients on the legal and business considerations surrounding commercial real estate ownership and development. He works with clients of various sizes to further their business objectives, locally, nationally and internationally.

Accolades

- Massachusetts Super Lawyers, Rising Stars, 2019 - 2020
- Best Lawyers in America® Ones to Watch (2021): Real Estate Law

Affiliations

- National Association of Industrial and Office Properties (NAIOP), Developing Leaders Committee, former Co-Chair and Executive Committee Member
- Boston Bar Association, Leasing Subcommittee, former Co-Chair
- Boston Bar Association, Real Estate Section, Member
- Middlebury College Alumni Association, Admissions Interviewer

Admissions

- Massachusetts

Education

- Northeastern University School of Law (J.D., 2011)
- Northeastern University (M.B.A., *beta gamma sigma*, 2011)
- Vermont Law School (M.A., *summa cum laude*, 2011)
- Middlebury College (B.A., 2005)

Representative Matters

Representation of Casa Myrna on the Closing of the Acquisition and Financing of New Headquarters

Representation of Casa Myrna on the closing of the acquisition and financing of its new headquarters in Boston's Dorchester neighborhood. Casa Myrna is Boston's largest provider of shelter and supportive services to survivors of domestic violence, providing safety, resources, advocacy and information since 1977.

International Property Owner Repositioning and Leasing of Office Building

Representation of an international property owner in repositioning of Boston Financial District office building, including day-to-day management of the asset, the leasing of over 320,000 square feet of space, and the negotiation of a 150,000 square foot lease.

International Life Insurance Company Acquisition of Office Building Portfolio

Representation of a global life insurance company in connection with the acquisition of an office building portfolio in the northeast and on the west coast.

Real Estate Investment and Management Firm Leasing of Class A Office Space

Representation of a real estate investment and management firm in connection with leasing of Class A office space in Boston, Massachusetts across multiple assets.

Global Asset Manager in Multifamily Property Acquisitions

Representation of a leading global asset manager in the acquisition and financing of multifamily properties in the eastern and southern United States, including the drafting and negotiation of closing and title documentation.

Commercial Landlords in Various Leasing Matters

Representation of commercial landlords in the leasing of a range of mixed-use properties. These properties feature retail and office assets located throughout the country.

Publicly Traded REIT in Leasing Transactions

Represented publicly traded real estate investment trust in a transaction involving the ground lease/leaseback of approximately 700,000 square feet of medical office building space. This representation involved the negotiation of complex reciprocal easement agreements and navigating regulatory concerns.

Global Life Insurance Company in \$310M and \$100M Mortgage Loan Financing

Represented a global life insurance company as lender in the \$310M mortgage loan financing, and \$100M mortgage loan financing of two premiere office properties in Boston, Massachusetts.

International Property Owner Repositioning and Leasing of Retail Building

Represented an international property owner in connection with a 45,000 square foot retail lease on Newbury Street in Boston's Back Bay neighborhood.

International Hotel Chain Development and Leasing

Represented international hotel chain in all aspects of the long-term air rights lease and development of a Boston hotel. This representation involved the review, drafting and negotiation of complex title documents to provide access for construction and use of the leased premises.