

Jonathan N. Nichols

Director

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

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

Jon is experienced in counseling clients on the complex legal 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

- Best Lawyers in America® Ones to Watch (2021-2024): Real Estate
- Massachusetts Super Lawyers, Rising Stars, 2019 - 2022

Affiliations

- Guest Instructor, Real Estate Ventures Class (Office Leasing), Massachusetts Institute of Technology (MIT), Master of Science in Real Estate Development (MSRED) program
- National Association of Industrial and Office Properties (NAIOP), Developing Leaders Committee, former Co-Chair and Executive Committee Member
- Boston Bar Association, Leasing Committee, 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

M&M Transport's Sale to Schneider

Representation of M&M Transport Services, a dedicated contract carrier that provides specialty solutions for the retail and manufacturing verticals, on its sale to Schneider National, Inc., a premier multimodal provider of transportation, intermodal, and logistics services. The sale further complements Schneider's Dedicated organic growth success and places Schneider on a glidepath toward \$1.5 billion in annual Dedicated contract revenues and 6,500 Dedicated tractors in service to their valued customer base.

WS Development Office and Laboratory Leasing in the Seaport District

Representation of WS Development in the negotiation and drafting of leases for over 1.5 million square feet of office and laboratory space in the newly developed Seaport District of Boston.

Laboratory, Biomanufacturing, and Advanced Manufacturing Leasing for King Street Properties in Devens, Massachusetts

Representation of King Street Properties in the development and leasing of laboratory, biomanufacturing, and advanced manufacturing space at the Pathway Devens Campus in Devens, Massachusetts, including leases to tenants in the clean energy industry.

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.

Representation of Publicly Traded Biopharmaceutical Company in Leasing of Office and Lab Space for U.S. Headquarters

Representation of a publicly traded biopharmaceutical company in all aspects of the leasing of office and lab space for the company's United States headquarters.

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.

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.