

# Julia K.B. Rosequist

*Associate*

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Julia Rosequist is a real estate lawyer who focuses on commercial real estate leasing, complex acquisitions and dispositions, and financing, primarily in the office, multifamily residential, mixed-use and retail sectors.

Julia counsels property owners, buyers, sellers and developers of commercial office and industrial, life sciences, multifamily residential, mixed-use and retail properties across the United States on a variety of sophisticated matters. She represents large office landlords in downtown urban locations, and represents tenants as well. Julia drafts and negotiates purchase and sale agreements, commercial leases, closing documents, and she performs all related due diligence tasks.

Prior to joining the firm, Julia was a legal intern for Judge Keith C. Long of the Massachusetts Land Court and a law clerk with First Wind Energy, LLC.

## **Admissions**

- Massachusetts

## **Education**

- Boston College Law School (J.D., *magna cum laude*, 2012)
- Tufts University (Master of Arts, 2012)
  - Urban and Environmental Policy and Planning
- University of Richmond (B.A., *magna cum laude*, 2006)

## **Representative Matters**

### **Beacon Capital Partners Sale of Class A Office Tower in Seattle**

Representation of Beacon Capital Partners in connection with the sale of a Class A office tower in Seattle, WA. The representation included responding to due diligence matters, drafting and

negotiating amendments to the purchase agreement and the closing documents, and facilitating the closing.

**Boston Properties Construction Financing for Hub on Causeway**

Assisted with the construction financing of a multi-phase development on behalf of Boston Properties as the borrower, who owns the development as part of a joint venture. Participated in discussions with the client to help finalize the deal structure, reviewed and negotiated loan documents, and assisted with tenant-related matters.

**Global Insurer's Sale and Leaseback of Class A Office Buildings**

Representation of a global insurer in connection with the \$672M sale and leaseback of Class A office buildings in which the client was remaining in the buildings as a tenant. Helped the client with negotiating the purchase agreement, responding to due diligence, drafting closing documentation and facilitating the closing. The sale was completed as a Section 1031 exchange, accelerating the acquisition of a build-to-suit office building that was under construction for the client.

**Office Leasing for Waterfront Urban Property**

Representation of a landlord in connection with an 80,000 square foot office lease for a waterfront, urban property. The project is multi-phased in which the landlord is completing the build-out and the current tenant is expanding its footprint within the building.

**Sale of Retail Center Involving 13 Tenants**

Negotiated a purchase and sale agreement on behalf of a leading real estate investment trust for the sale of a retail center in Illinois. The scope of this purchase was complex and involved 13 tenants in various stages of occupancy.

## Pro Bono and Community Service

Julia is a co-chair of the firm's associate-organized fundraising drive to benefit Greater Boston Legal Services (GBLS). GBLS provides free legal assistance and representation on civil matters to the neediest residents of Boston and its 31 surrounding cities and towns.

Julia began her service to GBLS a few years ago as a member of the fundraising effort and now organizes the firm's efforts to raise money. Over the last few years, the firm raised over \$50,000 in support of GBLS' family law unit.

In 2014 and 2015 Julia co-chaired the firm's Citizen Schools/Discovering Justice program in which the firm's attorneys work with students from the Boston Public School system to prepare and perform a moot court in front of judges at the Federal courthouse. The program teaches elementary and middle school aged students about the justice system, as well helping them develop their writing and public speaking skills.

