

Michael J. Flannery

Director

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Michael Flannery is a real estate attorney focusing on real estate development and transactions. He counsels real estate investors, owners and developers through all aspects of the real estate acquisition, development and financing processes.

Michael has deep experience navigating the complex development process in Boston, as well as in successfully negotiating purchases, dispositions and financings, including construction financing both in the Boston area and throughout the country.

In addition, he handles all aspects of drafting and negotiating complex commercial condominium documents for the firm's real estate clients.

Accolades

- Best Lawyers in America® Ones to Watch (2022-2025): Real Estate

Affiliations

Pro-bono representation of Nuestra Comunidad Development Corporation in all aspects of its mixed use Quincy Commons development in the Roxbury section of Boston.

Admissions

- Massachusetts

Education

- Harvard Law School (J.D., 2010)
- University of Notre Dame (B.A., *magna cum laude*, 2002)
 - Economics and English

Representative Matters

BXP: Redeveloping One of Boston's Iconic Destinations

Boston's Prudential Center is a marquee, mixed-use, urban center consisting of 3.6+ million square feet across approximately 20 acres located between Boylston Street and Huntington Avenue. It boasts four office towers, approximately 4,050 parking spaces, and a shopping and dining destination that is an important part of Boston's skyline, as well as a source of hometown pride.

When the center was purchased by BXP in 1998, it sparked a vision for the city inspired by the intersection of innovation and history. It would transform premier real estate into a destination. BXP's leadership set out to create an extraordinary team of internal and external professionals who could understand and execute the permitting and development plan needed to maximize investment and ultimately realize a vision for the city.

CrossHarbor Capital Partners Transactions

Representation of CrossHarbor Capital Partners LLC in connection with its acquisition and subsequent operation and development of the Spanish Peaks and Moonlight Basin Resorts in Montana. This has included negotiating several major construction loans for residential and hotel projects there.

Boston Mixed-Use Development Project Permitting

Representation of a Boston-based developer in all aspects of permitting a ground-up, mixed use residential condominium development in Boston, including assembling and financing the project site and securing Large Project Review approval from the Boston Redevelopment Authority.

National Developer Tiered Condo Structuring

Representation of a national developer in creating a complex, tiered condominium structure for a large multifamily development in the Boston suburbs consisting of both ownership and rental housing.

Permitting & Negotiations for Air-Rights Development Projects

Representation of developers in connection with complex air-rights development projects, including all aspects of permitting and negotiation of ground lease agreements with state governmental agencies.

Community

As a member of the Goulston & Storrs' Pro Bono Committee, Michael is dedicated to assisting people in need with legal counsel. As the current co-chair of the annual Greater Boston Legal Services (GBLS) Associates Fund Drive, Michael has helped grow the drive at Goulston & Storrs and earn special recognition from GBLS in each of the last three years.

Michael also sits on the development committee of Nuestra Comunidad Development Corporation, which recommends new projects to the board of directors. In this role, he troubleshoots financial and developmental issues that may arise for the organization before they commit to undertaking the investments.

Michael is the current President of the Board of Trustees at the Cambridge Montessori School, and has served on the Board since 2018.