

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

- Board President, Cambridge Montessori School
- Pro-bono representation of Asian Community Development Corporation in its development of Chinatown Parcel R-1 into affordable housing units and a new Boston Public Library branch.

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.

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Representation of CrossHarbor Capital Partners LLC in connection with its acquisition and financing of the world-famous Willow Springs International Raceway north of Los Angeles, CA.

Boston Development Project Permitting

Representation of several developer in permitting new development in Boston, including site assemblage, acquisition financing, and securing Large Project Review approval from the Boston Planning Department.

Complex Tiered Condominium 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.

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Representation of a Boston-based developer in drafting and negotiating commercial condominium documents and related hospitality / management agreements for an international luxury hotel and residential development in Boston.

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.

Life Science Acquisitions

Advising BioMed Realty in all local aspects of its acquisitions of a multi-building life science portfolios in Cambridge, MA, including at University Park.

Community

As a member of the Goulston & Storrs' Pro Bono Committee, Michael is dedicated to assisting people in need with legal counsel.

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.