

Vanessa P. Moody

Director

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Vanessa Moody is a real estate lawyer focusing on complex commercial real estate transactions involving retail, office and mixed-use properties. Vanessa primarily counsels sophisticated real estate developers and institutional clients on the leasing of lifestyle centers, urban retail centers, hotels, restaurant space, power centers, outlet centers and enclosed malls, as well as related development matters, including the negotiation and interpretation of ground leases, master leases, reciprocal easement agreements and condominium documents. She also represents companies, including institutions (such as colleges/university and hospitals), retailers, and commercial businesses (including specialty medical care providers), as tenants in commercial leasing transactions.

In connection with her retail work, Vanessa represents landlords in the complex commercial bankruptcy cases of their tenants, which typically includes lease restructuring negotiations, bankruptcy auction/sale processes, bankruptcy-related litigation and out-of-court workouts. She also represents various national and international retailers in connection with acquisition transactions (both distressed and non-distressed) and national store roll-outs, as well as with branding/rebranding efforts.

Vanessa's practice has additionally included the representation of debtors and creditors' committees in Chapter 11 bankruptcy cases, and lenders in leveraged buy-outs, secured financings and other debt transactions.

Vanessa is a regular speaker at the annual International Council on Shopping Centers (ICSC) Law Conference. Prior to her time at Goulston & Storrs, Vanessa was Law Clerk to Chief Judge (Ret.) Henry J. Boroff of the United States Bankruptcy Court, District of Massachusetts.

Accolades

- *Best Lawyers in America*® (2023-2025): Bankruptcy and Creditor Debtor Rights/Insolvency and Reorganization Law, Real Estate Law
- Massachusetts Super Lawyers "Rising Stars," 2009-2012

Affiliations

- International Council of Shopping Centers (ICSC)
- Commercial Real Estate Women (CREW) Network (f/k/a NEWIRE)
- Boston Bar Association
- American Bankruptcy Institute

Admissions

- Massachusetts

Education

- Northeastern University School of Law (J.D., 2005)
- University of California, Santa Cruz (B.A., 2000)

Representative Matters

BXP Commercial Leasing at the Prudential Center and for the Retail Component of a New Urban Parcel

Representation of BXP in the negotiation and drafting of its commercial leases and related documents, including for retail space at The Prudential Center, The Hub on Causeway, and various other client's mixed-use office and residential towers in the greater Boston area.

WS Development Commercial Leasing for the Seaport District

Representation of WS Development in the negotiation and drafting of its commercial leases and related documents, including in connection with urban retail leasing for the newly developed Seaport District of Boston. Negotiated leases with national retail tenants, which involves, among other things, the specific consideration and understanding of the interplay between urban street retail needs and city easements and other public rights.

Distressed National Retailer Restructuring of its Leases and Vendor Arrangements

Counsel to a distressed national retailer in the restructuring of its leases and vendor arrangements. Negotiates, counsels and advises the client on strategies in connection with these out-of-court restructuring processes.

Negotiation of Commercial Leases with Retailers and Restaurant Operators

Represents landlords in the negotiation of commercial leases with national and regional retailers and restaurant operators, including anchor tenants, in lifestyle centers, outlet centers and major urban mixed-use projects throughout the United States.

Real Estate Developers Long-Term Ground Leases to Tenants

Represents real estate developers in connection with long-term ground leases to tenants. Properties include office, retail, multifamily and mixed-use commercial projects.

Property Owners Leases and Lease Amendments for Installation and Use of Cell Tower Equipment

Representation of property owners in connection with drafting leases and lease amendments for the installation and use of cell tower equipment on the rooftops of commercial buildings.