



## PETER FRIEDENBERG

PARTNER

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Peter Friedenber's national real estate practice focuses on complex transactions involving the acquisition, development, ground leasing, land use permitting, financing, leasing, and disposition of properties, as well as facilities operation and management matters.

As a partner in the firm's Real Estate Department, his clients include public agencies and authorities, developers, educational institutions, nonprofit entities, and operating companies. Peter is a former Chair of the Real Estate Department and was a member of the Firm's Management Committee for nine years. He became a LEED Accredited Professional in September 2008.

Peter's clients often seek his advice in transactions related to office, research and development, laboratory, institutional, industrial, and commercial properties. He represents several state public authorities and agencies in connection with public-private partnerships for the development of their real estate assets as mixed-use projects through ground leases or sales. He has also served as real estate counsel for over 20 years to several Fortune 500 companies in connection with their national real estate facilities programs, including site acquisition, negotiation of build to suit leases, facilities operational matters, lease restructurings, and the sale of millions of square feet of buildings and thousands of acres of land around the country.

Additionally, Peter has substantial experience in the operation and management of campus facilities for both nonprofit institutions and public companies, including the negotiation of facilities maintenance agreements, logistics agreements, property management agreements, and other outsourcing contracts. He has also negotiated an extensive number of design and construction contracts for owners of real estate projects.

In 2010, Peter was invited to become a Fellow of The American College of Real Estate Lawyers (ACREL). Peter has been selected by his peers annually for inclusion in *The Best Lawyers in America*® since 2011, and has been named a Leader in the Field of Real Estate Law in Boston by *Chambers and Partners USA* since 2012. Most recently, Peter was selected by *The Best Lawyers in America*® as 2020's "Lawyer of the Year" for Real Estate Law in Boston.

### PRACTICE AREAS

[Acquisitions & Dispositions](#)

[Corporate Real Estate](#)

[Development, Land Use and Permitting](#)

[Land Use Permit Advocacy](#)

[Leasing](#)

[Real Estate](#)

### INDUSTRIES

[Biotech and Life Sciences](#)

[Energy & Cleantech](#)

[Finance](#)

[Nonprofit](#)

[Public Agencies & Municipalities](#)

[Real Estate](#)

### EDUCATION

Cornell Law School, J.D.,  
cum laude

University of Rochester,  
B.A., cum laude

### BAR ADMISSIONS

Massachusetts (1980)

U.S. District Court for the  
District of Massachusetts

### EXPERIENCE

- High technology company in the nationwide programmed disposition of real estate assets, including sales of more than 10 million square feet of buildings and 5,200 acres of undeveloped land around the country
- Public agency in negotiating Development Agreements and long-term Ground Leases for numerous downtown Boston mixed-use hotel/residential/commercial developments, including mixed-use, multiple-tier condominiums

(1980)

U.S. Supreme Court (2001)

- Public authority in negotiating long-term Ground Leases to series of private developers for construction of integrated mixed-use project including apartment building, hotel, retail space and underground parking garage in Boston's Seaport District
- High technology company in negotiating build to suit lease for 560,000 square foot multiple-building office complex in Texas, including option for additional development on adjacent parcel
- Public agencies in negotiating long-term lease of multi-modal transportation facility to private developer to promote improvements to facility, together with options for future leases of air rights above the facility for private transit-oriented development projects
- Local developer in leasing over 300,000 square feet of newly-constructed life sciences space and sale of fully-leased life sciences building
- Leading Boston cultural institution in negotiating all design, pre-construction services, construction, consultants', and related contracts in connection with \$500 million expansion and renovation project
- Public utility company in negotiating long-term restructuring of 850,000 sq. ft. headquarters lease in downtown office complex

## ACCOLADES

- Included in Massachusetts *Super Lawyers*
- Listed in *The Best Lawyers in America*®
  - Lawyer of the Year, Real Estate Law, Boston (2020)
- Ranked by Chambers and Partners USA for Real Estate – Massachusetts
- Martindale-Hubbell Peer Review Rated: A/V Preeminent®

## SPEAKING ENGAGEMENTS

- "Lab/Life Science Leasing," panelist, Real Estate Bar Association (REBA), July 23, 2021
- "Land Use Permitting Process," speaker, Boston Bar Association (BBA), June 9, 2021
- "Lease Drafting in Massachusetts," co-author, Massachusetts Continuing Legal Education (MCLE), 4th Edition 2017, with 2020 Supplement
- "Commercial Real Estate Practice in Massachusetts, 1st Edition," co-author, Massachusetts Continuing Legal Education (MCLE), 2020
- "Key Issues in Ground Leases," panelist, American Association of Port Authorities: Port Administration and Legal Issues Seminar, April 2013
- "SJC Decision Roils Commercial Lease Landscape," *The Real Reporter*, July 2011
- "Key Provisions of a Green Lease," *NAIOP Green Development News*, April 2009
- "Green leases progressing from an aspirational goal to the industry standard," *New England Real Estate Journal*, "Construction, Design & Engineering" supplement, December 2008
- "Public and Private Development of Public Land," chairman and contributing author, Massachusetts Continuing Legal Education, 2008
- "Drafting Commercial Real Estate Documents in Massachusetts," contributing author and seminar speaker, Massachusetts Continuing Legal Education (MCLE), 2004-2008

- “Lease Drafting in Massachusetts,” contributing author, Massachusetts Continuing Legal Education (MCLE), 2005
- “Commercial Real Estate Basics,” co-chairman and chapter author, Massachusetts Continuing Legal Education (MCLE), 2000-2004
- “Drafting and Enforcing Massachusetts Contracts,” contributing author, Massachusetts Continuing Legal Education (MCLE), 2002
- “Massachusetts Mortgages, Foreclosures, and Workouts,” contributing author, Massachusetts Continuing Legal Education (MCLE), 1997

## MEMBERSHIPS

- American College of Real Estate Lawyers
  - Fellow
- The Abstract Club
- American Bar Association
  - Real Estate Section
- Boston Bar Association
  - Real Estate Section
- Real Estate Bar Association of Massachusetts
- Cornell Real Estate Council
- Massachusetts Continuing Legal Education
  - Real Estate and Environmental Curriculum Advisory Committee, former member

## COMMUNITY INVOLVEMENT

- New England Legal Foundation
  - Advisory Committee, former member
- Needham Zoning Board of Appeals
  - Member
- Needham Planning Board Downtown Study Committee
- Needham Town Meeting Member for nearly 20 years