



Contact

Keith R. Barnett

Partner

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Keith Barnett is co-chair of the Firm's Real Estate Department. He advises local, national and international clients in all aspects of commercial real estate, including real estate finance, development, acquisitions, sales and leasing. For almost 30 years, he has represented a variety of clients, including some of the world's largest publicly traded and private retailers, investors, developers, pension fund advisors, life insurance companies and commercial banks in various real estate transactions. Recently, Keith has led numerous high-profile hotel transactions and developments.

As a leading commercial real estate attorney, Keith counsels clients on a wide range of legal and business real estate matters for clients across industries. He represents United States-based retailers in all their real estate needs, including acquisitions and dispositions, leasing, permitting and development. He also advises clients in connection with numerous major real estate developments, such as hotel projects, retail developments, office buildings, biotechnology and high technology facilities, residential developments, warehouse and industrial facilities and academic buildings.

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In addition, Keith has an active practice representing owners and tenants in connection with various leasing transactions as well as buyers and sellers in connection with both the acquisition and disposition of real estate in all asset

classes.

In the area of real estate finance, Keith has significant experience with traditional mortgage loans, mezzanine loans, preferred equity investments and so-called "bond leases," "synthetic leases" and other accounting and tax sensitive transactions. He also advises clients in various positions with respect to options and opportunities, including loan workouts, foreclosure advice, and debt and equity restructurings.

Keith regularly teaches and speaks on issues related to real estate law. For more than a decade, he has conducted graduate-level seminars for business, architecture and real estate students at MIT, New York University and Columbia University. He also frequently teaches Massachusetts Continuing Legal Education courses on the basics of commercial real estate law and has presented to many in-house business and legal groups.

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Matters

Representative matters Keith has handled include:

- Representation of developer of a 700-foot (approximately 60 story) tower in Boston's Back Bay which includes a Four Seasons Hotel and Four Seasons branded condominiums
- Representation of international NYSE retail company in acquisition, permitting and development of several new stores and expansions throughout New England*
- Representation of developer in the acquisition, development and operation of the first and only five-star hotel in Iceland that will have 250 rooms and be located just steps from the harbor on Reykjavik's waterfront*
- Representation of developer of a luxury 300 room hotel in Boston, Massachusetts, financed in part by state and federal historic rehabilitation tax credits, a pension fund venture partner and a construction to mini-perm mortgage loan*

- Representation of a national retailer in the strategic re-use of various locations, including the sale of air rights and the development of mixed use projects*
- Representation of owner of a mixed-use commercial property in Cambridge, Massachusetts, in a \$160 million financing*
- Representation of institutional mortgage lender in approximately \$200 million construction financing of high profile Boston development anchored by a major national big box retailer with separate residential and office towers above*
- Representation of owner/developer in the restructuring and recapitalization of the debt and equity positions in a luxury hotel*
- Representation of white knight who provided bridge financing and then purchased a majority of the assets in the mixed use development of a championship golf course and luxury residential community in north suburban Boston*
- Represented a regional real estate owner/operator in its formation of a joint venture with a pension fund-backed real estate capital partner for the acquisition of a 14-building, approximately 800,000 s.f. portfolio of commercial properties in the greater Boston area. Eight of the properties were acquired in a first-in- Massachusetts federal receivership sale of failed commercial mortgage backed securities collateral. Acquisition financing was provided through the joint venture's equity and acquisition and construction loans from regional banks*
- Representation of developer of a 33 story, \$500 million redevelopment in New Orleans, Louisiana; the project will consist of a Four Seasons Hotel, Four Seasons- branded condominiums and a museum/cultural component
- Representation of two international life sciences companies in connection with the development and operation of their campuses and facilities in Cambridge, Massachusetts*
- Representation of pension fund advisors in the acquisition of multiple assisted living facilities, residential, retail and office projects*

- Representation of clients in the acquisition, financing and disposition of approximately \$250 million of property in sale/leaseback transactions*
- Continued pro bono representation of The Walden Woods Project in connection with the preservation of almost 200 acres of environmentally sensitive land in Concord and Lincoln, Massachusetts*

*at prior firm

Practices

Real Estate, Real Estate Development, Real Estate Leasing

Industries

Private Equity Real Estate, Real Estate, Life Sciences

Education

University of Michigan Law School, J.D.

magna cum laude

Michigan Law Review, Order of the Coif

Harvard University, A.B.

magna cum laude

Admissions & Qualifications

Massachusetts

Memberships

Member, Board of Trustees and the Medical Credentials Committee of The New England Baptist Hospital

Chair, The New England Baptist Hospital's Real Estate Committee

Fellow, The American College of Real Estate Lawyers (ACREL)

Member, The Government Affairs Committee of the Greater Boston Chamber of Commerce

Member, International Council of Shopping Centers and NAIOP

Member, Commercial Real Estate Development Association

[Awards & Recognition](#)

Chambers USA: Massachusetts: Real Estate 2016-2022

Best Lawyers in America 2007–2023

The Legal 500 United States Real Estate Practice 2016, 2017, 2019, 2022

"New England Super Lawyer" in the area of real estate law in Boston 2004–2005, 2008–2015, 2017–2021