

Contact

Sean T. Boulger

Partner

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Sean Boulger is a partner in our Real Estate department. He focuses his practice on a wide range of real estate transactions and development projects. He represents numerous investors, developers and operators in joint ventures, acquisitions, developments, leases, and financing transactions across a broad spectrum of real estate asset classes.

Key knowledge areas include the following:

Multi-family Housing

Sean represents investors, developers and operators of multi-family housing projects across the United States. His experience includes the formation of joint ventures to acquire, develop and operate multi-family projects, as well as financing with conventional lenders, life insurance companies, government-sponsored enterprises and securitized lenders.

Office

He also represents institutional owners and developers of office projects, including office-lab buildings, on acquisitions, developments, financings, joint ventures, sales and leasing. Representative projects include the formation of joint ventures to

recapitalize major office-lab projects in Cambridge, Massachusetts and San Francisco, California for publicly-traded REIT*.

Seniors Housing

Sean has extensive experience in the seniors housing industry. On the operating side, his clients include Benchmark Senior Living, LLC, which owns and operates more than 50 seniors housing communities in which he has been involved in the acquisition, development and financing*. On the investment side, he represents private equity funds which joint venture with prominent operators to acquire, develop and reposition seniors housing projects.

Retail

Sean represents investors, developers and operators of retail projects. His clients include institutional investors, as well as Fortune 100 big-box operators, which he represents on numerous acquisition, leasing and development projects.

Industrial

Sean is experienced in the acquisition and development of industrial warehouse projects for various investors including REITs.

Leasing

Sean has extensive experience representing office landlords and tenants. Among other matters, he has negotiated major corporate headquarter leases on behalf of tenants, and has handled numerous lease workouts for landlords and tenants.

Design and Construction Contracts

Sean has expertise representing owners and developers on design and construction projects. He has represented clients on numerous office, hotel, multi-family and senior housing projects, and manufacturing facilities.

Recognized for his "technical and market knowledge, patience, ability to be both practical and consultative, and extremely pleasant demeanor" in the 2013–2019 editions of *Chambers USA: America's Leading Lawyers for Business*, Sean’s clients say that "he's a good-quality, careful lawyer who is a pleasure to [work] with" and

who "continues to distinguish himself."

Matters

Representative matters:

- Recapitalization of a $370 million office-lab project for a publicly-traded REIT *
- Formation of a joint venture between a leading private equity fund and a seniors housing management company to develop assisted living and memory care facilities in New Hampshire and Rhode Island *

* at prior firm

Practices

Real Estate, Borrower Finance, Ownership and Operational Issues

Industries

Real Assets, Private Capital, Real Estate

Education

Harvard Law School, J.D.
Harvard University, B.A.

Admissions & Qualifications

Massachusetts

Memberships

Board of Directors, Cathedral High School
Graduate, 2001 Lead Boston Class of the National Conference for Community and Justice

Awards & Recognition

Chambers USA: Massachusetts: Real Estate, 2026

Chambers USA: Massachusetts: Real Estate 2021-2025

Chambers USA: America's Leading Lawyers for Business 2013-2020

Best Lawyers in America 2008-2027

The Legal 500 United States 2016-2019, 2022-2025

New England Super Lawyer (formerly "Massachusetts Super Lawyer") 2006-2019

issues of Boston Magazine