



Laura M. Kaplan - Senior Counsel

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Bio

Laura Kaplan is a Senior Counsel in DarrowEverett's Commercial Real Estate Practice Group and represents owners, investors, lenders and developers in all aspects of commercial real estate transactions. Laura has extensive experience advising clients on legal matters related to the entire lifecycle of real estate transactions, including acquisition, financing, development, leasing, operation and disposition of office, industrial, retail, hospitality and mixed-use properties. Laura is a practical problem-solver who thrives helping clients achieve their goals.

Practice Areas

- [Commercial Real Estate](#)
- [Environmental](#)
- [Banking & Finance](#)
- [Energy and Infrastructure](#)
- [Healthcare & Life Sciences](#)

Prior Experience

Prior to joining the DarrowEverett team, Laura spent over 15 years working in both outside and in-house counsel roles in Boston, Massachusetts, at all times concentrating her legal practice on complex commercial real estate transactions.

Representative Matters

- Represented a joint venture of real estate investment groups in connection with the acquisition of two commercial real estate portfolios consisting, in aggregate, of 45 properties located in 12 states, occupied by regional and national commercial tenants. Our work involved negotiation and documentation of a loan collateralized by both portfolios and coordination of like-kind exchanges. We undertook complex due diligence matters and drafted customary real estate acquisition and lease documents.
- Represented a prominent New York-based investment firm in a Series B preferred equity financing, supporting its investment in a rapidly expanding, multistate provider of interactive and sensory-related experiences. Our team delivered end-to-end legal counsel, including conducting thorough due diligence, drafting and negotiating equity financing documents, and navigating the transaction through to closing.
- Represented a prominent South Florida real estate investment group in connection with the acquisition of a commercial real estate portfolio consisting of 12 properties located in three different states, occupied by national commercial tenants. Our work involved complex diligence matters and drafting customary and complex real estate acquisition documents.
- Represented PEBB Enterprises and BH Group in their \$48.5 million joint venture acquisition of a prime waterfront shopping center in Fort Lauderdale that will be redeveloped to include 361 housing units. I assisted with due diligence and the financing and closing of the transaction with a large Florida-based bank.
- Represented owner of a grocery-anchored shopping center in Massachusetts in an \$18 million sale, including negotiating the purchase and sale agreement and preparing conveyancing documents.
- Representation of various shopping center owners in their retail leasing transactions (including leases with national brands), representations of owners and users of office, laboratory and other commercial space in leasing transactions, and representation of industrial clients in sale/leaseback transactions.

- Representation of borrowers and lenders in construction and permanent financings and refinancings.
- Representation of REIT in numerous acquisitions of industrial properties in multiple jurisdictions.
- Providing real estate asset management services to public institutions in all aspects of the sale and long-term lease of surplus real property, including procurement law compliance and negotiation of purchase and sale agreements, development agreements, leases, and conveyancing documents.

Insights

- [Commercial Tenant Improvements: Key Considerations for Lease Negotiations](#)
- [Lease Guarantees: What Landlords Should Know When Negotiating - via JD Supra, January, 2025](#)
- [When Silence Is/Isn't Golden in Commercial Real Estate P&S Agreements - via JD Supra, December, 2024](#)
- [Mastering the Art of Lease Negotiation: Crafting Win-Win Agreements - via JD Supra, September, 2024](#)
- [Estate Planning for Your Real Estate Business: Tips to Preserve Value - via JD Supra, July, 2024](#)

Media Appearances

- Media Interview: [When An Airbnb Moves In Next Door \(Skift.com, May 2024\)](#)

Bar Admissions

- Massachusetts

Education

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