DarrowEverett LLP



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

- Served as lender's counsel to a New York City–based private investment firm in connection with credit facilities to a borrower in the television and radio broadcast sector that operates stations affiliated with the Big Four networks across the U.S. The facilities were used to refinance existing debt and fund the acquisition of additional stations, expanding the borrower's nationwide operations. Our team managed all aspects of the transaction, including navigating complex regulatory considerations, negotiating loan documentation, and structuring solutions to address the borrower's multi-jurisdictional footprint.
- Represented BH Group Miami, a prominent Miami-based real estate development firm, on the acquisition and financing of a significant $83 million waterfront property transaction in Miami-Dade County involving real estate, financing, and joint venture components. The deal involved the negotiation and closing on the purchase of two 10-story towers comprising over 330 residential units, and all aspects of the associated due diligence. As part of the acquisition, our finance team assisted BH Group in securing a significant loan from a Miami-based mortgage lender, negotiating favorable financing terms to support and fund a portion of the purchase. Additionally, our corporate and finance teams structured a joint venture with a strategic partner, drafted a comprehensive joint venture agreement, and negotiated and closed on a collateralized loan facility in collaboration with the joint venture partner.
- Represented the developer/seller of an approximately $50 million mixed-use, multifamily portfolio located in downtown Providence, Rhode Island. We provided comprehensive, end-to-end legal support throughout the lifecycle of the project, from sponsor joint venture formation and land acquisition through construction, leasing, and ultimate disposition. The engagement encompassed joint venture structuring, Regulation D offering documents, due diligence and entitlements, and procurement and financing of federal, state, and local incentives, including tax credits and tax stabilization agreements. We also advised on construction financing, construction, management, and operations agreements, commercial leasing, and disposition-related matters, including incentive program closeouts. The transaction highlights the firm's ability to coordinate complex, multi-layered real estate transactions involving financing, incentives and operational considerations.

- Represented a prominent South Florida-based real estate investment group in connection with the acquisition of a commercial real estate portfolio consisting of 27 properties located in 11 states, occupied by 17 different regional and national commercial retail tenants. Our work involved negotiation and documentation of a line of credit collateralized by the portfolios. We undertook complex due diligence matters and drafted customary real estate acquisition documents.
- 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 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 BH Group Miami and PEBB Enterprises in a landmark 77,699-square-foot lease with national law firm Kanner & Pintaluga at 6600 N. Military Trail, a 28.9-acre mixed-use campus in Boca Raton, Florida.
- 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. Assisted with due diligence and the financing and closing of the transaction with a large Florida-based bank.
- Represented a prominent real estate developer in a joint venture agreement for the development of a 40B apartment project in New England. The matter involved both registered and unregistered land, title matters, the development of easements and use restrictions, and negotiation of a complex joint venture agreement involving partnership terms, commercial loan documents, and construction contracts.
- 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

- Tenant Estoppel Certificates: Navigating Risks, Responses and Leverage - via JD Supra, August, 2025
- Commercial Tenant Improvements: Key Considerations for Lease Negotiations - via JD Supra, April, 2025
- 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

Media Appearances

- Why Lease Structure Matters in Bankruptcy, *Law.com* (March 2026)
- When an Airbnb Moves In Next Door, It's Neighbor vs. Neighbor, *Skift.com* (May 2024)

Bar Admissions

- Massachusetts

Education

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

Accolades

Super Lawyers honoree, 2026


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