

Eamon Welch

Partner

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Eamon is a Real Estate partner in the Boston office and co-chair of the firm's Data Center Industry Group and co-chair of the firm's Family Office Investment Transactions Practice. He focuses his practice on real estate private equity and joint venture transactions. During his career, he has spearheaded and closed dozens of high-profile commercial real estate transactions across the country with an aggregate value of several billion dollars. Eamon counsels real estate investment management companies, real estate private equity funds, real estate investment trusts, alternative investment managers, insurance companies, family offices, and other institutional investors and capital partners, as well as developers and owner-operators, on structuring, negotiating, and executing single-asset and programmatic joint ventures (common equity and preferred equity), construction and acquisition financings (senior secured and mezzanine), recapitalizations, and asset and equity acquisitions and dispositions, oftentimes in deals with intricate corporate, tax, fund, and ERISA considerations.

With deep industry knowledge and a penchant for understanding his clients' financial and operational priorities, Eamon can distill complex legal matters into actionable, business-oriented advice and navigate high-stakes, complex transactions to successful outcomes. He has a particular interest in the convergence of innovation with the commercial real estate industry, especially data centers, operational real estate, life sciences real estate, and property technology.

Experience

The following is a selected sampling of matters and is provided for informational purposes only. Past success does not indicate the likelihood of success in any future matter.

Previous Professional Experience

- Real Estate Associate, Am Law 20 law firm (Boston office)
- Real Estate Associate, Am Law 20 law firm (Miami office)

Education

University of Miami School of Law, JD,
magna cum laude

- Order of the Coif
- Member, *University of Miami Law Review*
- President, Charles C. Papy, Jr. Moot Court Board
- ALI-CLE Scholarship and Leadership Award (the graduate in his or her class who best demonstrates a combination of scholarship and leadership)
- Soia Mentschikoff Full-Tuition Scholarship

Duke University, MA

Trinity College, BA

Admissions

Massachusetts

Practice Areas

[Real Estate](#)

[Real Estate Capital Markets](#)

[Private Equity](#)

Industries

Representative Matters

- Global real estate investment management company
 - Joint venture to acquire a multifamily condominium tower for deconversion into apartments in Chicago, which, at the time, was the largest condominium deconversion project in the history of that city.
 - Programmatic joint venture to acquire, finance, and develop workforce housing projects across the United States.
 - Joint venture to acquire and finance a Class-A multifamily complex in Dallas.
 - Several joint ventures to redevelop distressed malls, through multiple phases, into destination lifestyle centers in greater Chicago.
 - Joint venture to acquire, finance, and develop a Class-A multifamily apartment tower and senior living tower in greater Seattle.
 - Construction financing for a Class-A multifamily apartment building in Chicago.
 - Joint venture to acquire and finance a Class-A office building in greater Washington, D.C.
- Global real estate owner-operator
 - Acquisition and mortgage financing of a multi-tower, Class-A office complex in Denver, which, at the time, was the largest single-asset office transaction in the last decade in that city.
 - Bid to acquire and redevelop a historic office campus into a leading mixed-use, life sciences center in greater Boston.
 - Mortgage refinancing for a pair of Class A office buildings in Washington, D.C.
 - Sale of a Class-A multifamily tower in Boston.
 - Construction financing for a multi-building logistics center in Dallas.
 - Numerous sales of office buildings in Virginia, Maryland, and Florida.
 - Several loan modifications for Class-A office buildings in New York City.
- Global alternatives investment manager
 - Joint venture to acquire, finance, and develop a Class-A office building in Charlotte.
 - Acquisition of a Class-A laboratory and R&D building in greater Boston.
 - Programmatic joint venture to acquire, finance, and develop self-storage facilities in North and South Carolina.
 - Forward sale transaction to acquire a logistics facility in greater Austin.
 - Portfolio acquisition of seventeen self-storage facilities in North and South Carolina.

[Private Wealth Services](#)[Real Estate](#)[Data Center](#)

- Global insurance company
 - Preferred equity investment and recapitalization of logistics campus development in South Carolina.
 - Joint Venture to acquire, finance, and develop industrial building in South Carolina.
 - Acquisition of medical office building in greater Fort Lauderdale.
 - Acquisition financing for Class A apartment complex in greater Charlotte.
- Global real estate investment management company
 - Joint venture to acquire, develop, and finance a Class-A multifamily apartment complex in Fort Lauderdale, as well as with the eventual membership interests sale of that asset.
 - Membership interests sale of a Class-A multifamily complex in Boston.
 - Loan workout and sale of a Class-A office park in greater Atlanta.
- National real estate owner-operator
 - Joint venture to develop a multi-phased, Class A laboratory complex in Boston.
 - Recapitalization of a biomanufacturing facility in Boston.
 - Acquisition and financing of a Class-A, office and R&D building in greater Boston.
 - Joint venture to acquire a logistics center in Portland.
 - Recapitalization of a Class-A, office and R&D building in Boston.
- Other representations
 - Privately held financial firm in its joint venture to develop a 400 MW data center facility on a 100-acre campus in Virginia.
 - Multi-family office in its preferred equity joint venture to acquire and finance an affordable housing complex in greater Boston.
 - Global alternatives investment manager in a multi-tier joint venture to acquire, finance, and develop a Class-A office building in Philadelphia.
 - Real estate private equity fund in the acquisition and financing of a Class-A multifamily apartment tower in New Rochelle.
 - Global investment management firm in joint venture to acquire and finance logistics facility in greater Boston.
 - Global hedge fund in the sale of membership interests in a multi-building retail complex in Houston.
 - Real estate private equity fund in the acquisition and financing of a Class-A multifamily building in Chicago.
 - Global real estate investment management company in the sale of a portfolio of office buildings in Boston.
 - Real estate private equity in a joint venture to acquire,

develop, and finance a Class-A multifamily complex in Knoxville.

- Global real estate investment management company in membership interest buyout of Class-A multifamily building in greater Washington, D.C.

Publications

- “How COVID-19 is Transforming Life Sciences Real Estate,” Globe Street, May 11, 2020.

Recognitions

The bar rules of some states require that the standards for an attorney’s inclusion in certain public accolades or recognitions be provided. When such accolades or recognitions are listed, a hyperlink is provided that leads to a description of the respective selection methodology.

- [The Best Lawyers in America Ones to Watch](#), Real Estate Law (2021-2024)

