

SHEEHAN PHINNEY

Bruce H. Bagdasarian

Shareholder | Boston, MA

Bruce has a diverse commercial real estate transactional and lending practice. He has extensive experience representing real estate owners, including family offices, in buying and selling real estate, investing equity with local partners, implementing 1031 exchanges, and entering into joint ventures. Bruce also represents landlords and tenants in commercial leasing matters, and lenders and borrowers in connection with construction, permanent, bridge and mezzanine loans. In addition, he Chairs the firm's Real Estate and Finance Practice Group.



Contact Information

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Sample Matters

- Represent an international life science company in leasing 21,000 square feet of lab/office/R&D space in Waltham, MA.
- Represent a family office in the investment of equity with various joint venture partners in projects across the United States.
- Represented a family office in the sale of a \$30,000,000+ multi-family property, involving a defeasance, and the acquisition (as part of a 1031 exchange) of three replacement properties.
- Represented a regional lender in connection with a \$20,500,000 construction loan for a multi-family project in Boston.
- Represented a regional lender in connection with a \$14,600,000 Acquisition/Tenant Improvement Construction Loan for a retail mall in Revere, MA.
- Represented a large national lender in connection with the \$32,000,000 refinancing of a landmark office/retail building in Boston.
- Represented a regional lender in connection with (i) a \$24,000,000 construction loan for a condominium project on a golf course, (ii) a junior lien position on the related golf course development and (iii) the subsequent workout of the failed project.
- Represented a regional lender in connection with a \$4,000,000 line of credit to a Boston law firm.
- Represented a national affordable housing lender in connection with the making of senior and junior acquisition loans, the making of pre-development loans, the structuring of loan programs and the borrowing of funds from large institutional lenders.
- Represented a national real estate lender in purchasing a \$25,000,000 co-lender interest in a \$115,000,000 multi-property commercial real estate loan.
- Represented certain New York investment banks in the making of conduit loans from \$1,000,000 to \$50,000,000+ for various asset types in various locations through the United States.

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- Represented a joint venture comprised of a life company and a large national commercial bank in (i) acquiring subordinate senior secured notes and mezzanine loans in large real estate transactions and (ii) making mezzanine loans to projects with securitized senior loans. In connection therewith, negotiated the intercreditor agreements.
- Represented a large national real estate lender in connection with (i) a \$150,000,000 syndicated construction/interim financing for a 33 story office tower in downtown Boston, (ii) a \$28,000,000 construction/interim financing for a ground leased hotel at Logan Airport and (iii) a \$40,000,000 syndicated construction/interim senior financing and a \$14,500,000 junior financing for construction of a luxury condominium at the Prudential Center in Boston.
- Represented an internet based technology company in leasing and building out space in the Seaport West Tower in Boston and in leasing and building out space in a location on Summer Street in Boston.
- Represented a subsidiary of a large Boston hospital in leasing its new lab space in the Kendall Square area in Cambridge, Massachusetts.
- Represented a publicly held pharmaceutical company in leasing and building out its headquarters in a new trophy property in Washington, DC.
- Represented Boston area restaurant operator in leasing locations in Cambridge and Somerville.
- Represented a Boston area commercial bank in leasing branch locations and acquiring branch locations.
- Represented seller of \$26,000,000 retail building on Newbury Street in Boston, as part of a 1031 Exchange.
- Represented an international audio electronics company in the sale-leaseback transaction of its 160,000 square foot office/warehouse facility in the Boston area.
- Represented a buyer of Walgreens property in Plymouth, Massachusetts as part of a 1031 exchange.
- Represented a medical marijuana dispensary in connection with structuring investment loans and negotiating leases for cultivation and dispensary locations.
- Represented a national real estate lender in the workout of several senior and mezzanine loans relating to failed residential real estate projects in Florida, Maryland and Delaware.
- Represented a national finance company in the workout of a loan secured by warehouse/industrial properties in Massachusetts.

Practice Areas

- Real Estate Financing
- Commercial Leasing
- Acquisition & Sales
- Equity Investment Group
- Distressed Assets

Admissions and Memberships

- Commonwealth of Massachusetts

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- Boston Bar Association
- Provisors

Education

- J.D., Boston University School of Law
- B.A., Dartmouth College

Civic Involvement

- Member, CHAPA
- Member, Real Estate Finance Association
- Board of Directors, Armenian Museum of America
- Board of Directors and pro bono legal counsel for the Armenian Heritage Foundation in connection with construction of a park on the Rose Kennedy Greenway in Boston

Awards

- Massachusetts Super Lawyer®, Real Estate
- Best Lawyers of America ®, Commercial Finance Law; Real Estate Law

Publications

- Commercial real estate equity investing
- The Importance of Being Proactive for Tenants, Landlords and Lenders
- Critical Lease Issues in COVID-19 Crisis
- U.S. Still a Land of Opportunity: For Investors Permanent Resident Opportunities for Foreign-born Investors under the EB-5 Program
- Look Before You Lease: Protecting Your Business From Unexpected Costs
- Buying Debt: The Next Best Thing to Owning Property
- Subleasing is Not as Simple as It Seems