

April F. Condon

Partner

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Overview

April Condon assists clients in commercial real estate matters, including leasing, sales, and acquisitions of real property. She also is the lead author of the Second Edition of "The Lease Manual", which is a comprehensive treatise on negotiating office, retail and industrial leases published by the American Bar Association.

April represents tenants, owners and developers in connection with office, commercial, retail and industrial leases throughout the United States. She has been involved in hundreds of national lease transactions, representing both landlords and tenants. She has extensive experience drafting and negotiating ground leases, build-to-suit leases and sale lease-back transactions. She drafts and negotiates all ancillary documents that support the needs of both landlords and tenants, including letters of intent, construction work letters, subleases, license agreements, vendor agreements, lease amendments and non-disturbance agreements.

April has extensive experience in structuring, negotiating, documenting and closing complex and varied real estate transactions. She assists clients with the sale and purchase of commercial real estate. She supports clients through every stage of a transaction, from strategic positioning prior to the outset of a transaction through post-closing details. This includes advising clients on preparing a property for sale, all due diligence necessary for a purchase of real property and the drafting and negotiating of all required documents from letter of intents, purchase and sale agreements to all closing documents. She also regularly drafts and negotiates easements, site access agreements, brokerage agreements, vendor agreements, environmental indemnity agreements, due diligence checklists, notes, mortgages and releases.

April also represents developers in the acquisition and development of commercial real estate. She has been involved in several significant real estate development projects and joint ventures in Connecticut. April's comprehensive real estate practice also includes representing numerous residential and commercial real estate owners in administrative appeals of local real estate tax assessments.

In addition, April regularly does pro bono work. She has represented Connecticut Legal Services, Inc., a non-profit legal aid organization that assists low income residents, for all of its real estate needs for the past 15 years.

Practices & Industries

Commercial Real Estate

Corporate & Business Law

Leasing

Real Estate Finance

Experience

No aspect of this advertisement has been approved by the highest court of any state. Prior results do not guarantee a similar outcome.

Represented a Forbes top 50 food and beverage company in its leasing needs in New York City

Represented an international business review company in its North American headquarters located in New York City

Represented a publicly traded S&P 400 financial data and software company in its New York City office

Helped a large international online travel service expand its presence across North America, by assisting it with opening 30 new offices in the United States and Canada

Helped a national online travel service structure and negotiate their U.S. headquarter lease, as well as open several satellite offices nationally and internationally

Assisted several national and international clients with leasing their corporate headquarters, such as aiding a consumer goods company with the lease of its 150,000-square-foot headquarters in New Jersey

Represented a Northeastern U.S. real estate developer in all of its leasing needs for 6 commercial office buildings throughout Connecticut

Represented a large Northeastern U.S. real estate investment, development and management company in all of its leasing needs for 7 commercial office buildings in Connecticut totaling more than 1.7 million square feet of space

Represented a large, international consumer goods company in connection with its approximately 150,000- square-foot headquarters lease in Englewood Cliffs, NJ

Represented a growing up-scale specialty apparel company in connection with its leasing of retail stores throughout the United States

Represented a medical company in connection with its leasing of a 2.5 acre parcel in South Carolina, and the construction of a 26,815-square-foot building encompassing manufacturing, assembly, sales and administrative space

Represented a luxury shoe and apparel company in connection with all of its leasing needs of retail stores throughout the United States

Served as designated North American lead real estate counsel to a Fortune 500 chemical company in sales and acquisitions and all other real estate matters across the United States

Served as lead real estate counsel on over 25 matters for an aircraft manufacturing company, including the $8.2 million sale of a manufacturing plant in Connecticut, and purchase of property in South Carolina for $7.7 million

Represented a real estate investment company in the sale of a multi-building office complex in Stamford, CT, for $42 million

Represented a real estate developer in the sale of an office building in Greenwich, Connecticut for $34 million

Represented a large energy distribute in the purchase of an oil terminal in Bridgeport, Connecticut for $20.7 million

Represented a Fortune 50 company in connection with the redevelopment of its industrial properties to become a new City of Bridgeport public high school

Represented a Fairfield County, CT, municipal housing authority in connection with the redevelopment of one of its low-income housing developments

Assisted in the representation of a large, regional residential real estate developer in connection with the development of a 24-home, luxury, residential community located in Stamford, CT

Assisted in the representation of a local, commercial real estate developer in connection with the development of a mixed-use development containing over 1.2 million square feet of retail, office, hotel, health club and wellness facilities located in Manchester, CT

Represented a municipal housing authority, which operated five state-supported housing complexes and two federal complexes, to assist in initiatives for improving its financial condition, including: researching the title, investigating funding alternatives and advising the authority in developing a request for proposals from private developers of two moderate income state units designated for potential privatization and renovation; negotiating a complex development agreement, including a limited partnership in which the authority would be a special limited partner, a long term ground lease, and an operation and management agreement with the selected private developer; and then, working with the developer and the authority to apply for financing through low-income housing tax credits and a loan program, which the Connecticut Housing Finance Authority approved

Education and Credentials

Education

Georgetown University Law Center, J.D., *Georgetown Journal of Legal Ethics*, Notes Editor

Georgetown University, B.A.

Admissions

State of Connecticut

State of New York

State of New Jersey

Affiliations

NAIOP - Commercial Real Estate Development Association, Connecticut Committee Member of New York City Metro Chapter

Recognition and Community

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Recognitions

Chosen for inclusion in the *Chambers USA Legal Directory* (Chambers & Partners) of recognized practitioners for Real Estate in Connecticut, 2026

Chosen for inclusion in *The Best Lawyers in America* (Woodward/White, Inc.), Real Estate Law, 2024-2027

Honored with a Pro Bono Award from Connecticut Legal Services, 2012

Insights

Day Pitney Continues Support of GLAD
October 30, 2020

Connecticut Executive Order Extends Certain Protections for Residential Renters During COVID-19 Pandemic
July 6, 2020

COVID-19 Response: NY Executive Order Requires Some Employers to Provide Masks to Employees, and Temporary Changes to Real Estate Law
April 15, 2020

COVID-19 Response: CT Executive Order Impacts Rights Under Residential Leases
April 10, 2020

COVID-19 Impact on Commercial Real Estate
March 26, 2020

News

Day Pitney Real Estate and Environmental Team Represents Merck in Sale of Kenilworth Headquarters
March 2, 2023

Day Pitney Partner April F. Condon and Former Partner Rodney Dillman release the Second Edition of "The Lease Manual" for American Bar Association
September 19, 2022

Veson Nautical Acquires Q88
May 4, 2022

Day Pitney Represents TriStruX LLC in Sale to Huron Capital
December 23, 2021

In The Media

Work Letters with Financially Distressed Landlords, American College of Real Estate Lawyers (ACREL) Leasing Committee Meeting
July 15, 2026

The Lease Manual: A Practical Guide to Negotiating Office, Retail, and Industrial/Warehouse Leases, Second Edition
American Bar Association, 2022

"How to Attract and Retain Tenants," BOMA Southern Connecticut
June 22, 2023

Connecticut's Office Market Is 'Going to See Some Pain' Experts Say
Connecticut Post, May 14, 2023

"Times, They Are a Changin' Commercial Real Estate in a Post-COVID Marketplace," SIOR Connecticut and Western Massachusetts Chapter
May 11, 2023

Property Plays: Merck, Fannie, Denver Airport
Law360, March 5, 2023

ABA Updates Lease Manual, Led by Day Pitney Duo
The Lease Manual, October 20, 2022

Stamford Partnership Relaunches Professional Development Program
Westchester & Fairfield County Business Journals, Stamford Advocate, December 7, 2020

'Truly an Honor': New Leadership Looks to Future at Stamford Partnership
Stamford Advocate, August 11, 2020