

Robert G. Rahilly

Partner

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Overview

Robert "Bob" Rahilly assists clients, ranging from Fortune 100 companies to startup ventures, with commercial real estate matters, including the financing, acquisition, leasing and sale of real property. He represents lenders and borrowers in all aspects of commercial real estate financing transactions, including CMBS transactions and construction financing. In addition, Bob advises landlords and tenants on long term ground leases, build-to-suit leases and space leases for all asset classes, including office, distribution, industrial, retail and healthcare.

A large portion of Bob's practice is as corporate real estate counsel for many major corporations and in this role he routinely works with corporate real estate teams comprised of real estate transaction managers, in-house counsel, and commercial real estate brokers.

Firm Leadership:

- Office Managing Partner, Stamford, CT

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 multinational telecommunication, information technology, and consumer electronics corporation in a build-to-suit lease transaction for an approximately 350,880 square foot office, laboratory, and research building in New Jersey.

Represented a U.S. subsidiary of a European headquartered multinational conglomerate corporation on the acquisition of an approximately 142 acre development parcel in Glendale, AZ.

Represented a global leader in coffee machines, coffee capsules, and coffee accessories with an approximately 13,000 square foot lease for its U.S. flagship store on Fifth Avenue in NYC.

Serve as standing corporate real estate counsel for a multinational food, snack and beverage corporation and in that role handle office, retail, and industrial lease transactions across the U.S. including transactions such as an approximately 200,000 square foot corporate headquarters lease in Chicago, IL and an approximately 240,000 square foot distribution facility in Illinois

Practices & Industries

Acquisitions & Dispositions

Commercial Real Estate

Leasing

Real Estate Finance

Represents a beverage company based in the Northeast with real estate matters throughout the U.S. including a lease for an approximately 1.4 million square foot distribution facility in Pennsylvania.

Represents a Fortune 500 company that provides mechanical and electrical construction, industrial and energy infrastructure and services on real estate matters throughout the United States

Represented World Wrestling Entertainment, Inc. (NYSE: WWE) in connection with its approximately 415,000 square foot corporate headquarters lease in Stamford, CT

Represented a New England-based life insurance company in an approximately $100 million financing of a 32-story office building in New York, New York

Represented a Northeast-based developer in a $99 million financing of a waterfront office and retail building in Stamford, Connecticut.

Represent a privately held real estate company that owns a total of approximately 294,000 square feet of office space in the Metro New York area including in an approximately 50,000 square foot HQ lease.

Represented the owner in the sale of an approximately 30,000 square foot shopping center in Westport, CT

Represented the owner in the sale of an approximately 10 acre waterfront development site in Hoboken, NJ and related compliance with the Industrial Site Recovery Act (ISRA)

Represented a joint venture in connection with the acquisition and financing of a multi-tenant medical office building in Venice, FL

Represented the largest community credit union in Connecticut in the acquisition of an approximately 100,000 square foot office building in East Hartford, CT

Represented owner of grocery store-anchored shopping centers in retail leasing matters

Represented a New Jersey-based regional real estate company in a divestiture of its majority ownership interests in an approximately $45 million mixed-use project in Red Bank, NJ; transaction involved a combination of conveyances of tenant in common interests and redemption of ownership interests together with a simultaneous sale of an affordable housing development

Represented a real estate private equity firm on a $17.9 million acquisition and financing of One Atlantic Street, located in downtown Stamford, CT; One Atlantic Street was one of eight properties involved in the Seaboard Realty bankruptcy

Represented a global leader of private branding, sourcing, and commercializing customized retail solutions in connection with an approximately 45,000 square foot corporate headquarters lease in Stamford, CT

Represent numerous franchisees, including the largest franchisee, of a nationally-recognized franchise system on retail leases in states such as Alabama, Arkansas, Connecticut, Florida, Georgia, Indiana, New Jersey, New York, Tennessee, Texas and Virginia.

Representation of a power company in connection with the acquisition of multiple easements and long-term occupancy rights from private parties and the State of Connecticut to allow for electrical interconnection of a power generation facility to a public utility substation in Waterbury, Connecticut; The transaction also involved a long-term ground lease for the facility site and $125 million in construction financing

Representation of a high-end women's designer and shoe retailer on various leasing transactions, including its Madison Avenue location in New York City

Representation of a Massachusetts-based health care provider in its leases for urgent care centers located within power centers in eastern Massachusetts

Education and Credentials

Education

University of Connecticut School of Law, J.D., 2005, *Connecticut Insurance Law Journal*, Executive Editor

Boston College, B.A., 2001

Admissions

State of Connecticut

Commonwealth of Massachusetts

U.S. District Court, District of Massachusetts

Affiliations

Connecticut Bar Association, Real Property Section

Massachusetts Bar Association, Real Estate Law Section

American Bar Association, Real Property, Trust and Estate Law Section

Fairfield County Bar Association, Real Estate Law Section

Real Estate Finance Association

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, 2019-2027

Selected to the list of Connecticut *Super Lawyers*® Rising Stars, Real Estate Law, 2012-2015

Named one of "Fairfield County's 'Forty under 40"' business leaders by the *Fairfield County Business Journal*, 2013

Chosen as one of the *Connecticut Law Tribune*'s 2015 *New Leaders in the Law*

Community Involvement

Children's Learning Centers of Fairfield County, Board of Directors, Executive Vice Chairman, 2010-2019; Member of Leadership Council 2019- Present

Aspetuck Valley Country Club, Board of Governors, Chair of Governance Committee, 2019-2024

Insights

Connecticut Executive Order Extends Certain Protections for Residential Renters During COVID-19 Pandemic
July 6, 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 Congratulates Our New Partners
January 31, 2019

Robert G. Rahilly
January 2, 2019

Day Pitney Promotes Six New Partners
January 2, 2019

Day Pitney Real Estate Team Represents Purchaser in Acquisition and Financing of One Atlantic Street
September 29, 2016

Robert Rahilly Selected as a Board Member for the REFA-CT Fairfield/Westchester Chapter
July 21, 2016

Five Day Pitney Attorneys Selected as New Leaders of the Law for 2015 by The Connecticut Law Tribune
November 5, 2015

91 Day Pitney Lawyers Named to 2015 Super Lawyers List
October 30, 2015

In The Media

Greenwich schools honor May Difference Makers, Junior League award winner and other celebrations
June 10, 2025

Office Outlook: Leasing & Asset Management
November 7, 2024

New Leaders of the Law for 2015
The Connecticut Law Tribune, October 1, 2015