



Michael Byrne

Partner

Stamford, CT

T: (203) 977 7349

F: (203) 399 5874

mpbyrne@daypitney.com vCard in

OVERVIEW

Michael Byrne represents a broad range of clients structuring and closing transactions in the areas of commercial real estate finance, acquisition, disposition, leasing and development. His clients include life insurance companies, banks, pension funds, investment banks, commercial lenders, corporations, private equity funds, religious organizations, utility companies and high net worth individuals.

Clients turn to Mike for his extensive experience in:

- financing all commercial real estate asset classes
- acquisition and sale of commercial real estate
- office, retail and industrial leasing matters
- land assemblage and development projects
- acquisition, sale and financing of portfolios of performing and nonperforming real estate assets

In addition to representing clients on individual transactions, Mike serves as general real estate counsel to clients ranging from privately held companies to utility companies and religious organizations.

In addition to his practice, Mike has served in a number of firm leadership roles through the course of his career. Currently, he serves as a member of the firm's Executive Committee. Prior to that, he was the chair of the Real Estate and Environment practice for 12 years.

Mike also serves on the Boards of Stamford Center for the Arts, Beachside of Connecticut Soccer Club, and the March of Dimes Real Estate Awards Breakfast. Mike is the Past President of the Real Estate Finance Association and the Westport Soccer Association.

EXPERIENCE

Real Estate Finance Matters

Served as lender's counsel on \$556 million construction loan secured by mixed use (office and retail) high-rise building being built on Park Avenue in New York, NY

Represented life insurance company lender on \$390 million construction loan secured by two multi-family residential apartment towers on First Avenue in New York, NY

Counsel to life insurance company on \$80 million permanent loan on commercial condominium building with apartments and retail on Boylston Street in Boston, MA

Served as lender's counsel on \$125 million permanent loan secured by two of three commercial condominium units comprised of 422 apartment units and 15,000 square feet of retail space in Jersey City, New Jersey

Counsel to life insurance company on \$315 million permanent financing of multi-tenant office building on Madison Avenue in New York, NY

Served as lender's counsel on \$175 million permanent loan secured by 500-apartment unit high-rise multi-family project on Lake Shore Drive in Chicago, IL

Counsel to construction lender on \$45 million condominium conversion loan for the conversion of an office building to residential condominiums on Wall Street in New York, NY

Served as lender's counsel on \$35 million financing of 115-unit apartment building in Cambridge, MA

Represented lender on \$56.5 million permanent financing of a Marriott franchised hotel in Boston, MA

Counsel to lender in connection with \$155 million mortgage loan secured by apartment building on East 96th Street in New York, NY

Served as lender's counsel in connection with \$16.5 million mortgage loan secured by boutique hotel in Washington, CT

Counsel to life insurance company lender on \$157 million financing of multi-tenant retail center on Greenwich Street in New York, NY

Lead counsel to life insurance company on \$212 million construction loan on medical laboratory building in Boston, MA

Counsel to lender on \$56 million permanent financing of Marriott Hotel in Times Square, New York, NY

Represented lender in connection with \$51 million condominium conversion loan secured by apartment building on Amsterdam Avenue in New York, NY

Served as lender's counsel on \$68 million permanent financing of high-end lake resort in Lake George, NY

Lender's counsel on \$170 million mortgage loan secured by Charles Hotel in Cambridge, MA

Counsel to co-lender purchasing 50% interest in \$300 million mortgage loan secured by Park Avenue office building

Represented life insurance company on \$67 million financing of multi-tenant office building in Washington, D.C.

Lead counsel to life insurance company on \$170 million portfolio mortgage loan secured by 33

industrial properties in Florida

Lead counsel to life insurance company on a syndicated \$399.5 million mortgage loan facility secured by 35 franchised hotels located in eight different states

Lead counsel to life insurance company on a \$400 million syndicated non-recourse mortgage loan secured by 52 office and flex properties in New England

Developer's counsel on multiple constructions loans and permanent loan buildings in the largest mixed use development project in Connecticut

Represented borrower on \$10.5 million construction mini-permanent loan for the acquisition and renovation of 33,000 square foot retail and office building on Post Road in Westport, CT

Counsel to a Connecticut-based nonprofit community and athletic center on \$20 million construction loan for new facility

Counsel to private country club on \$6.5 million construction loan for major clubhouse renovation

Debtor's counsel in connection with the recapitalization of \$650 million office building in Boston's financial district, including new equity structure and new \$430 million first mortgage financing

Represented client in \$40 million sale leaseback of a corporate headquarters facility in Fairfield County, CT

Represented client in golf course construction loan transactions throughout New England, New York and New Jersey for both public and private facilities

Numerous other single property financings ranging from \$15 million to \$130 million

Leasing Matters

Leasing counsel to national landlord in connection with its 1.8 million square foot portfolio of buildings in Stamford, CT

Served as tenant's counsel on a 156,000-square foot corporate headquarters lease in New Haven, CT

Represents Fortune 50 consumer products company based in New York on its lease transactions nationally

National leasing counsel to Fortune 500 company based in Stamford, CT on office and industrial/warehouse leasing matters for its portfolio of over 200 sites, including recent 70,000 square foot corporate headquarters lease in Stamford, CT

Represents public consumer products company based in Stamford, CT on its lease transactions nationally

Tenant's counsel on 12,000 square foot lease in One Canterbury Green, Stamford, CT

Tenant's counsel on 8,000 square foot lease at Two Commerce Square, Philadelphia, PA

Landlord's counsel on retail leases on Greenwich Avenue in Greenwich, CT

Landlord's counsel on multiple office and retail leases for 30,000 square foot mixed-use building in Westport, CT

Landlord's counsel on multiple office leases for 90,000 square foot office building in Wilton, CT

Tenant's counsel on 100,000 square foot office lease in waterfront building in Buffalo, NY, including subleasing entire facility under multiple subleases

Landlord's counsel on Greenwich, CT lease to Saks Fifth Avenue

Tenant's counsel to energy trading firm on 6,500 square foot office lease at High Ridge Park, Stamford

Acquisition, disposition and development Matters

Served as developer's counsel on Blue Back Square, a 600,000 square foot retail, office and residential condominium development project in West Hartford, CT

Counseled purchaser on the acquisition of corporate headquarters building in Stamford, CT

Represented seller in the divestiture of a \$20 million manufacturing headquarters site in Norwalk, CT

Represented client in the \$26 million sale of a Fairfield County corporate headquarters

Represented a public water company in the \$90 million conservation land sale to the State of Connecticut

Purchaser's counsel on 550,000 square foot office building in Stamford, CT

Seller's counsel on sale of 1.6 million square foot corporate headquarters facility in West Haven, CT

Purchaser's counsel on a 90,000 square foot multi-tenant office building in Wilton, CT

Purchaser's counsel on mixed-use office and retail building on West Elm Street in Greenwich, CT

Seller's counsel on \$10.0M development parcel in Darien, CT

Purchaser's counsel on mixed use office and retail building on East Elm Street, in Greenwich, CT

Seller's counsel on sale of corporate headquarters building on Danbury Road in Wilton, CT

Purchaser's counsel on the acquisition of a 75-unit multi-family building in downtown Stamford

Seller's counsel on 26-acre development parcel sold to The Stanwich School, Greenwich, CT

SERVICES

CORPORATE AND BUSINESS LAW

INDUSTRIES

COMMERCIAL REAL ESTATE AND DEVELOPMENT TRANSACTIONS

INSTITUTIONAL FINANCE AND COMMERCIAL LENDING

REAL ESTATE AND ENVIRONMENTAL

REAL ESTATE REDEVELOPMENT

NEWS

DAY PITNEY ADDS REAL ESTATE, ENVIRONMENTAL ATTY IN CONN.

Quoted, August 10, 2023, *Law360 Pulse*

DAY PITNEY ADDS WILLIAM JORDAN TO REAL ESTATE AND ENVIRONMENTAL PRACTICE

Quoted, August 7, 2023, *Day Pitney Press Release*

CHAMBERS USA 2023 RANKS 35 DAY PITNEY ATTORNEYS AND 13 PRACTICES

Featured, June 1, 2023, *Day Pitney Press Release*

COFFEY, GIANETTI NAMED CO-CHAIRS OF DAY PITNEY REAL ESTATE AND ENVIRONMENTAL GROUP

Mentioned, April 5, 2023, *Real Estate NJ*

GREG A. HAYES NAMED MANAGING PARTNER OF DAY PITNEY

Mentioned, April 5, 2023, *Boca Raton Tribune*

EDUCATION AND CREDENTIALS

EDUCATION

Boston College Law School, J.D., 1987

Boston College, B.S., 1983

ADMISSIONS

State of Connecticut

AFFILIATIONS

American College of Mortgage Attorneys

American Bar Association

Connecticut Bar Association

Real Estate Finance Association

Stamford/Norwalk Regional Bar Association

RECOGNITION AND COMMUNITY

RECOGNITION

Chosen for inclusion in the *Chambers USA Legal Directory* (Chambers & Partners) of recognized practitioners for Real Estate in Connecticut, 2008-2023

Chosen for inclusion in Band 1 of the *Chambers USA Legal Directory* (Chambers & Partners) of recognized practitioners for Real Estate in Connecticut, 2017-2023

Selected as the Real Estate Lawyer of the Year for the Stamford Metro Area by *The Best Lawyers in America* (Woodward/White, Inc.), 2018 and 2023

Chosen for inclusion in *The Best Lawyers in America* (Woodward/White, Inc.), Real Estate Law, 2006-2024

Recognized for delivering superior service to corporate clients by *BTI Client Services All-Star Report* (BTI Consulting Group), 2015

Selected to the list of Connecticut *Super Lawyers* (Thomson Reuters), 2007-2013

No aspect of these advertisements has been approved by the highest court of any state. See Awards Methodology.

COMMUNITY

Stamford Center for the Arts, Board Member

Beachside of Connecticut Soccer Club, Board Member

March of Dimes Real Estate Awards Breakfast, Board Member

Westport Soccer Association, former President