

Ashley H. Brooks

Partner

617 338 2412

abrooks@sullivanlaw.com



Ashley leads Sullivan's Real Estate Group and is a former member of the firm's Management Committee.

Ashley's practice focuses on all aspects of real estate development, including commercial development, complex debt and equity structures, ground leases, loan workouts and restructures, acquisitions/dispositions, and leasing transactions. Ashley represents a broad spectrum of clients, from international to family office developers, institutional investors to public and private companies, and government agencies across various asset classes throughout the United States. Ashley's experience includes negotiating and documenting complex loan facilities (senior and mezzanine), construction loans, common/preferred equity and co-GP ventures, fund formation, portfolio acquisitions and sales, ground leases, sale-leasebacks, workouts and foreclosures. Ashley has established herself as a go-to person with public/private partnerships in connection with real estate development across the United States.

Education

- Northeastern University School of Law (J.D.)
- Colby College (B.A.)

Bar & Court Admissions

- Massachusetts
- U.S. District Court, District of Massachusetts
- U.S. Court of Appeals for the First Circuit

Professional Qualifications

- Real Estate Lender's Association (RELA)
- Trustee, Lawrence Model Lodging House Trust
- American Bar Association
- Boston Bar Association
- NAIOP Massachusetts Commercial Real Estate Development Association
- Former Co-Chair, Real Estate Finance Committee, Boston Bar Association

Capabilities

- Acquisitions & Dispositions
- Affordable Housing & Community Development
- Automotive
- Development
- Environmental, Zoning & Land Use
- Financial Services
- Leasing
- Permitting & Land Use
- Private Equity Real Estate
- Real Estate
- Real Estate, Alternative & Offshore Investment Funds
- Real Estate Finance
- Real Estate Industry
- Real Estate Workouts
- REITs

Awards & Honors

- *Connect CRE*, Lawyers in Real Estate Awards, Boston & New England (2024)
- "Go To Lawyer," *Massachusetts Lawyers Weekly* (2023)
- *Chambers USA*, Recognized Practitioner in Real Estate, Massachusetts (2022-2026)
- *Boston Magazine* Top Lawyers, Commercial Real Estate (2021-2025)
- *Best Lawyers in America*® (2020-2026)
- *Boston Real Estate Times* Excellence Award: Real Estate (2019)
- "Top Women of Law," *Massachusetts Lawyers Weekly* (2018)
- Recommended by *The Legal 500 U.S.* (2016-2026)
- Leadership Council on Legal Diversity Fellows Program (2016)
- "Rising Star," *Massachusetts Super Lawyers* (2009)

Community Engagement

- CREW Network
- Women's Leadership Program, Greater Boston Chamber of Commerce
- Former co-chair, Heading Home Outreach Council

Languages

- French

Matters

- Represented a global developer in all aspects of the development of multifamily and build-to-rent residential projects, totaling over five hundred units, located in the Charlottesville, Virginia metropolitan area, including \$180 million secured debt and equity financings for the phased construction
- Represented a Boston-based developer in ground lease with EDIC and financing of life science campus with lab, office and R&D in Boston, MA
- Represented international developer in connection with a ground lease with a Boston institutional landowner for a mixed-use housing development in Boston
- Representation of global developers in connection with partnerships with private universities for mixed-use student housing developments in North Carolina and the Tri-State area
- Representation of global student and multifamily housing developer in all aspects of its structuring and development work in the US, including acquisition of development sites from both institutional and private landowners through equity and debt financing on both a construction and permanent basis
- Represented equity fund in connection with multi-tiered preferred equity, co-general partner venture for mixed-use housing development in the Tri-State area
- Represented a Boston-based developer in all aspects of the development of a mixed-use luxury condominium tower in the Boston Seaport District, including financing (senior mortgage, junior and senior mezzanine and preferred equity), affordable housing, condominium creation and management documentation
- Represented national developer in acquisition, development and financing of multi-family projects in Everett, MA
- Represented national developer in acquisition, development and finance of life

science campus – lab and office space in Somerville, MA

- Representation of global developer in a multifamily development in San Jose, California
- Represented publicly held office REIT in acquisition financing totaling \$800 million throughout the United States
- Represented a fund manager in the creation of the first pure-play US office REIT listed in Asia and the financing of the underlying US REIT properties
- Represented affiliated real estate investment funds (\$1.5 billion) investing in (i) a hotel, office and retail development of approximately 3 million square feet on the waterfront in downtown San Diego, California and (ii) the renovation and mixed-use development of the former World Trade Center New Orleans in New Orleans, Louisiana
- Represented a real estate investment trust (REIT) in its sale of 14 properties (43 buildings) with a combined 2,784,098 square feet for an aggregate sales price of \$215 million