

Spencer A. Stone

Partner

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Spencer is a partner in the firm's Real Estate Department. His practice focuses primarily on real estate development and finance. Spencer assists owners, operators, lenders and equity investors in structuring and implementing complex real estate development deals and sophisticated debt and equity financing of real estate projects. He also represents clients in real estate acquisitions and dispositions, in resolving complex title matters and disputes, and in connection with matters relating to loan workouts, restructuring and insolvency. Spencer always strives to provide outstanding client service and enjoys working collaboratively with his clients and their other advisors to achieve their goals.

Spencer was selected as the firm's 2023 Leadership Council on Legal Diversity Fellow. He is a member of the Boston Bar Association Real Estate Section's Steering Committee and is co-chair of the Title and Conveyancing Subcommittee. Spencer was recently appointed to the Advisory Committee on the Land Court Guidelines on Registered Land.

Spencer also currently serves as Director of Sullivan's Summer Associate Program and runs a weekly "Title Tuesday" brown bag lunch for associates in the Real Estate Department.

Outside of the office, Spencer is a director emeritus and past board chair of Hillel at the University of Massachusetts and is a Life Member of Kappa Kappa Psi, the National Honorary Band Fraternity (having played saxophone in the UMass Marching Band). Spencer enjoys kayaking, cooking, bicycling, fiber arts, checking out new vegetarian-friendly eateries around town and planning his next trip.

Education

- Western New England College School of Law (J.D., *magna cum laude*)
- University of Massachusetts, Amherst (B.A.)

Bar & Court Admissions

- New York
- Massachusetts
- Connecticut

Capabilities

- Real Estate
- Acquisitions & Dispositions
- Affordable Housing & Community Development
- Bankruptcy & Restructuring
- Development
- Finance
- Real Estate Industry
- Real Estate Finance

- U.S. District Court, Southern District of New York
- U.S. District Court, District of Massachusetts
- U.S. District Court, District of Connecticut
- U.S. Court of Appeals for the First Circuit

Professional Qualifications

- NAIOP, Commercial Real Estate Development Association
- Real Estate Bar Association for Massachusetts
- Connecticut Bar Association
- Advisory Committee, Land Court Guidelines on Registered Land
- Real Estate Steering Committee, Boston Bar Association
- The National LGBTQ+ Bar Association
- The Massachusetts LGBTQ Bar Association

Awards & Honors

- Involve Outstanding Executives Role Model (2024)
- Leadership Council on Legal Diversity Fellows Program (2023)
- Law Clerk to the Honorable F. Herbert Gruendel, Connecticut Appellate Court (2008-2009)
- Recipient, Connecticut Law Tribune's New Leaders in the Law Award (2016)
- New England Super Lawyers Rising Star (2013 - 2018)

Community Engagement

- Director Emeritus and Past Board Chair, Hillel at the University of Massachusetts, Amherst
- Mentor, Leadership Council on Legal Diversity Success in Law School Mentoring Program
- Life Member, Kappa Kappa Psi, the National Honorary Band Fraternity

Matters

- Represented a global developer in its \$180 million secured debt and equity financings for the phased construction of multifamily and build-to-rent residential projects, totaling over five hundred units, located in the Charlottesville, Virginia metropolitan area
- Represented national real estate developer in land acquisition, debt and equity financing and development of approximately \$125,000,000 mixed-use apartment project with ground floor retail and restaurant in Boston
- Represented institutional lender in connection with suite of mortgage loans totaling approximately \$128,000,000 for the acquisition of five industrial properties across the country
- Represented international real estate developer in acquisition of multiple parcels of real estate and development and equity and construction loan financing of an approximately \$323,000,000 two-phase mixed-use retail and multifamily development in Boston metropolitan area
- Represented institutional lender in connection with suite of approximately fifteen construction loans for single-tenant retail buildings throughout Connecticut

- Represented developer in the financing, development and condominiumization of approximately \$435,000,000 luxury condominium in Boston
- Represented owner in approximately \$19,000,000 HUD refinancing of affordable housing project in Bethlehem, Pennsylvania
- Represented regional health system in purchase, sale-leaseback and development of ambulatory care center and medical services building
- Represented international real estate developer in acquisition, financing and development of approximately \$230,000,000 mixed-use apartment project with ground floor retail and performance space in Boston
- Represented institutional lender in senior development financing for Vermont ski resort and two condominium buildings to be constructed thereon
- Represented affordable housing developer in approximately \$40,000,000 Boston waterfront development and financing of 30-unit condominium building and 22-unit apartment and retail building
- Represented lead lender and agent in connection with approximately \$80,000,000 of syndicated credit facilities to Brooklyn nursing home secured by real estate and business assets
- Drafted standardized form loan documentation for institutional lender to utilize in term mortgage loan transactions
- Local counsel to lead lender and administrative agent in connection with approximately \$800,000,000 construction-to-permanent and working capital financing of gas-fired power plant
- Represented Boston Chinatown Neighborhood Center pro bono publico in connection with documenting a grant award from the Early Education and Out of School Time Capital Fund in connection with capital improvements to its Boston facility