

MICHAEL J. RILEY

DIRECTOR AND SHAREHOLDER



Mike Riley is a shareholder and director of Dain, Torpy, Le Ray, Wiest & Garner, P.C. He is a commercial real estate lawyer who focuses his practice on leasing and transactional work. Mike represents landlords and tenants in all aspects of commercial leasing transactions across a broad range of asset classes, including office, life sciences, retail and industrial. Mike's extensive experience allows him to provide clients with insightful and practical advice on both the legal and business issues that arise not only during initial lease negotiations but throughout the ensuing landlord/tenant relationship.

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Professional Activities & Honors

- Rated 2023-2024 Top Lawyer by Boston Magazine
- Co-Chair of the Commercial Leasing Section for the Real Estate Bar Association (2021-2022)
- Super Lawyer Rising Star in New England (2017-2023)
- Co-Chair of the Leasing Committee for the Boston Bar Association (2018-2020)

Presentations & Teaching

- Real Estate Bar Association—"Lab & Life Science Leasing: What Commercial Real Estate Lawyers Need to Know" - Moderator.
- MIT Real Estate Center for Real Estate—Guest teacher on retail leasing.
- Real Estate Bar Association—"The Keys to Negotiating Commercial Subleases" - Panelist.
- Boston Bar Association—"Commercial Leasing During & After COVID" - Panelist.
- Real Estate Bar Association - "Construction Provisions of a Commercial Lease: The Nuts & Bolts" - Panelist
- MCLE's Lease Drafting in Massachusetts" - Contributing Author

Education

J.D., Boston College Law School,
2013 (magna cum laude)

B.A., Stonehill College, 2007 (cum
laude)

Bar & Court Admissions

Mr. Riley is admitted to practice in
Massachusetts.



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Pro-Bono Activities

Received the President's Volunteer Service Award for his involvement in Discovering Justice's "Stand Up for Your Rights" mock appellate program.

Recent Representative Transactions

- Represented landlord in an office lease of 880,000 s.f. to major internet company in Cambridge (including 420,000 s.f. build-to-suit tower).
- Represent landlord in lease of over 400,000 s.f. to social media company.
- Represent worldwide sportswear company in its 150,000 s.f. North American headquarters lease in Somerville (awarded CBA Greater Cambridge Deal of the Year).
- Represent a landlord on all office, retail and life science leasing activities at multiple properties in Massachusetts, Pennsylvania, Virginia and Washington, D.C.
- Represent a public REIT landlord in life science lease negotiations with biotech tenants, ranging from 20,000 s.f. to over 150,000 s.f.
- Represent early-stage and publicly-traded biotech tenants on life science leases in the Greater Boston area, ranging from 10,000 s.f. to 70,000 s.f.
- Represent multiple industrial landlords in lease negotiations with Amazon across the country.
- Represent landlord in lease of 238,000 s.f. in Kendall Square to major software company (awarded CBA Greater Cambridge Deal of the Year).
- Represent landlord in lease of 653,000 s.f. to major technology company (including 476,000 s.f. build-to-suit tower) in Cambridge (awarded CBA Greater Cambridge Deal of the Year).
- Represented landlord in lease of 214,000 s.f. of office space in Cambridge to marketing software firm (nominated for CBA Office Deal of the Year for Greater Cambridge).
- Represented professional sports team in 20-year practice facility lease in Boston (awarded CBA Most Creative Deal of the Year).
- Represented pharmaceutical company in lease for 202,000 s.f. of office space in Lexington (awarded BBJ Office Deal of the Year and nominated for CBA Suburban Office Deal of the Year).

