

Anthony McGuinness

Shareholder

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OVERVIEW

Anthony "Tony" McGuinness is a Boston-area commercial real estate attorney who advises developers, property owners, investors, and business owners on acquisitions, sales, development, financing, commercial leasing, and real estate litigation. His practice encompasses multi-family residential, condominium, office, retail, restaurant, hotel, and mixed-use properties in Boston and the surrounding communities.

Real Estate Development

Tony represents clients throughout the acquisition, development, and sale of commercial real estate, including new construction buildings, condominium conversions, and condominium developments. He advises developers on ground-up residential, commercial, and mixed-use projects, as well as the conversion of existing properties to condominium ownership. His experience also includes advising developers on office-to-residential conversions in Boston, addressing the real estate, financing, zoning, and permitting considerations involved in adapting existing office buildings for residential use. He assists clients with zoning review, development approvals, and proceedings before Boston's planning authorities and Zoning Board of Appeal.

Real Estate Financing and Private Equity

Tony assists developers in raising private equity capital for real estate acquisitions, development, and construction projects. He advises on structuring and negotiating equity investments and documenting agreements between developers and their investment partners. He also represents clients in traditional lending and private financing transactions, helping coordinate financing arrangements with project acquisition and development requirements. Tony represents banks and private lenders in commercial real estate financing transactions, including acquisition, construction, and refinancing loans.

Commercial Leasing

Tony represents clients in commercial leasing transactions involving commercial buildings, restaurants, office space, and retail properties. He assists with drafting,

Services

Commercial Lending
Commercial Real Estate
Real Estate Development

Paralegal

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reviewing, and negotiating leases, with attention to how lease terms affect a client's business operations, use of the property, and long-term objectives.

Real Estate Litigation and Land Use Disputes

Tony represents individuals and corporate clients in Massachusetts state and federal courts in disputes involving commercial real estate, adverse possession, land use, zoning appeals, contracts, and minority shareholder rights. His litigation experience informs his transactional practice, helping clients identify potential disputes when acquiring, developing, financing, or leasing property. Tony has experience representing creditors and debtors in bankruptcy court.

Restaurant and Hospitality Law

Tony advises clients in the restaurant and hotel industries on business transactions, commercial leasing, acquisitions, private equity funding, business formation, and liquor licensing. His practice brings together the real estate, business, and licensing considerations involved in opening, acquiring, and operating hospitality businesses.

AWARDS & HONORS

"New England Super Lawyer" by Thomson Reuters, 2023-2026

Boston Magazine's Top Lawyers, 2021-2025

REPRESENTATIVE MATTERS

- Represented a developer in the acquisition and construction financing of a hotel project in Boston's South End neighborhood.
- Represented a developer in the acquisition and construction financing of a new mixed-use development in Boston's Seaport/Fort Point Channel neighborhood.
- Represented a developer in the acquisition of contiguous buildings on Commonwealth Avenue in Boston's Back Bay neighborhood and their subsequent conversion to residential condominiums.
- Represented a developer in an office-to-residential conversion project in downtown Boston under Boston's PILOT program.
- Represented a chef/investor in the acquisition of a restaurant and liquor license on the Boston waterfront and a related Regulation D private placement.
- Represented a restaurant group in a Regulation D private placement, lease, and liquor license for a restaurant in Cambridge's Kendall Square neighborhood.
- Successfully represented a real estate developer in an adverse possession dispute before the Massachusetts Land Court and in subsequent proceedings before the Massachusetts Appeals Court.
- Successfully represented a real estate developer in litigation concerning

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the permitted use of a retail unit in a mixed-use condominium development in Boston's Seaport neighborhood before the Business Litigation Session.
- Represented a restaurant group in liquor licensing acquisitions in Boston's Charlestown neighborhood.
- Represented local brewery in corporate start-up and State and Local liquor licensing.

EDUCATION

- Suffolk University Law School, J.D., *cum laude*, 2004
- University of Massachusetts – Amherst, B.A., 1999

BAR ADMISSIONS

- Massachusetts

COURT ADMISSIONS

- District Court of the District of Massachusetts

OUTSIDE THE OFFICE

- Charlestown Neighborhood Council, Precinct 6 Representative (2011-2013).
- Adjunct Professor at Emerson College – Argument and Advocacy.
- Former Mentor and Legal Coach, Mentors and Ventures Program (MVP) at the Center for Entrepreneurship, Isenberg School of Management, University of Massachusetts, Amherst.
- Lives in Charlestown, MA with his wife Kateri and their two children. Enjoys traveling, playing music, and spending time with his family in Groton Long Point, CT during the summer.

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