

Christine P. Claffey

Scottsdale, Arizona
Senior Counsel

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Areas of Practice & Industry Specialties

Real Estate; Commercial Lease Law; Luxury Brands



Christine P. Claffey is a member of Buchalter's Real Estate Practice Group in the Firm's Scottsdale office. Ms. Claffey focuses her practice on commercial real estate leasing and has over 20 years of experience representing landlords and tenants across all asset classes, including office, retail, industrial, and lab. She also has significant experience representing clients in other commercial real estate matters, including acquisition, disposition, and financing transactions.

Awards and Honors

- Named, Boston Magazine, Top Lawyers, Real Estate Law, 2022

Professional Involvement

- Member, ULI Arizona
- Member, NAIOP Arizona
- Member, ICSC

Representative Matters

Landlord Representation

Leasing counsel to owner of commercial real estate portfolio comprised of office buildings with ground floor retail in Downtown Boston, encompassing 15 – 20 properties, and totaling 3 million – 4 million RSF. Select transactions include:

- Representation of landlord in leasing 145,000 RSF of office space in Boston, MA to world's largest online retailer and technology company.
- Representation of landlord in leasing 75,000 RSF of office space in Boston, MA to online food delivery service.
- Representation of landlord in leasing 74,000 RSF of office space in Boston, MA to digital music streaming service.
- Representation of landlord in leasing 44,000 RSF of office space in Boston, MA to social networking site.
- Representation of landlord in leasing 16,000 RSF of office and retail space in Boston, MA to American apparel and accessories brand.
- Representation of landlord in leasing 11,000 RSF of retail space in Boston, MA to Mexican restaurant and tequila bar.
- Representation of landlord in leasing 10,000 RSF of retail space in Boston, MA to Cuban restaurant,

cocktail bar, and music lounge.

- Representation of landlord in leasing 8,000 RSF of retail space in Boston, MA to Irish pub.
- Representation of landlord in master agreement with prominent provider of “space as a service” membership business model. Transaction covered 12 buildings in landlord’s portfolio, and included drafting and negotiation of master agreement, license agreement, and membership agreement for coworking spaces and related services.

Leasing counsel to owner of commercial real estate portfolio comprised of office buildings, shopping centers, and lab buildings throughout the United States, totaling approximately 3 million RSF. Select transactions include:

- Representation of landlord in leasing 89,000 RSF of lab space in Waltham, MA to biotech company specializing in developing targeted anticancer therapeutics.
- Representation of landlord in leasing 50,000 RSF of retail space in Palatine, IL to world’s leading retailer of natural and organic foods.
- Representation of landlord in leasing 25,000 RSF of lab space in Waltham, MA to biotech company specializing in developing tissue regeneration treatments for long-lasting joint repair.

Drafted 65,000 RSF master lease for prominent biotech REIT in connection with its \$350 million refinancing of 704,000 RSF property in Boston, MA.

Significant role in representation of landlord in portfolio leasing transaction with fast-food retailer covering 33 free-standing, pad, and strip locations throughout New England. Transaction included preparation of lease agreements, franchise agreements, inducement agreements, and deferred maintenance agreements.
Tenant Representation

- Representation of fence manufacturer in leasing 9-acre site housing 110,000 RSF manufacturing facility in Ennis, TX.
- Representation of cloud-based provider of electronic health records, practice management, and patient communication services in leasing 56,000 RSF of office space in San Francisco, CA and 6,000 RSF of office space in Santa Clara, CA.
- Representation of municipal ferry and cruise operator in subleasing 41,000 RSF of shipyard space in Bridgeport, CT. Transaction included preparation of financing documents and environmental review.
- Representation of government affairs, strategic communications, and investment banking group in leasing 38,000 RSF of office space for corporate headquarters in Washington, DC.
- Representation of regional bank in leasing 16,000 RSF of retail space for bank branch and regional headquarters in Boston, MA.

Education

Ms. Claffey earned her J.D. from the Catholic University of America, Columbus School of Law. She earned her B.A. in Rhetoric from Bates College, during which time she spent her Junior Year Abroad at Trinity College Dublin.

Bar Admissions

- Massachusetts
- New York
- Arizona