



# Daniel L. Monger

PARTNER

Dan's practice focuses on commercial real estate.



## Industries

[Construction](#)

## Practices

### Real Estate

- [Acquisitions & Dispositions](#)
- [Real Estate Development](#)
- [Real Estate Finance - Borrowers](#)
- [Real Estate Finance - Lenders](#)
- [Real Estate Leasing](#)
- [Real Estate Workouts, Restructuring & Distressed Debt](#)
- [REITs](#)
- [Data Center Legal Solutions](#)

## Education

University of Denver College of Law, JD, 1998  
University of New Mexico, BA, in Architecture, 1991

## Offices

[Boston](#)

## Phone

[617.973.6299](#)

## Email

[Daniel.Monger@afslaw.com](mailto:Daniel.Monger@afslaw.com)

Dan has a national real estate practice with an emphasis on the acquisition, sale, leasing, finance and development of commercial properties. Dan has experience completing transactions in over 40 states.

Dan works with a wide variety of clients including investment funds and REITs, commercial developers, Fortune 500 corporations, national retailers, closely held family businesses and banks. He also has specialized expertise in the permitting and construction of new commercial projects. Dan's undergraduate degree is in Architecture and he practiced in that field for four years prior to attending law school.

## Client Work

- Representation of a publicly traded Industrial REIT in connection with over 150 property acquisitions throughout the country, and the development of new industrial properties.
- Representation of investment funds and developers in connection with the development of office, retail and industrial projects throughout the country.
- Representation of buyers and sellers in over \$1 billion dollars of sale-leaseback transactions.
- Representation of corporate clients in connection with the acquisition, sale, and leasing of many office, industrial, retail and mixed-use buildings throughout the country.
- Representation of a Fortune 20 national retail chain with the development of over 100 new retail stores nationwide.
- Representation of numerous clients in connection with the real estate aspects of corporate mergers and acquisitions.
- Representation of both landlords and tenants in connection with the negotiation of leases and ground leases for millions of square feet of office, retail and industrial space throughout the country.
- Negotiation of AIA construction and design contracts for many new commercial development projects.

Representation of a national convenience/gas store chain in the acquisition and development of over 30 new store locations.

- Representation of commercial lenders in connection with real estate acquisition, construction and operating loans.
- Representation of commercial lenders in connection with distressed real estate loans, workouts, and foreclosures.

## Boards, Memberships & Certifications

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- NAIOP, former member of Massachusetts Chapter Executive Committee, and former Chair of each of the Programs, Education and Special Events Committees.
- Scituate Skatepark Development Committee, Chairman.
- Town of Scituate, former Vice Chairman of Planning Board, and former member of the Bylaw Review Commission.

## Publications, Presentations & Recognitions

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- The Best Lawyers in America, *Best Lawyers* (2022-2024).
- Dan was named a Massachusetts Super Lawyer Rising Star in 2007.

## Life Beyond the Law

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Dan grew up in Colorado and Wyoming, but relocated to and has lived with his wife and three children in the seaside community of Scituate, MA for over 20 years. Dan enjoys singing and playing the guitar in local rock bands, and writing and recording original music. He also enjoys traveling, including having travelled extensively throughout the Caribbean.

## Bar Admissions

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[Massachusetts](#)