

John Beaulieu

COUNSEL

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John Beaulieu advises retailers, developers and health care organizations on commercial real estate transactions across a national platform. Drawing on prior in-house experience with several of the country's largest retail companies, he brings a practical understanding of how real estate strategy drives business performance.

John's work spans high-volume leasing portfolios, purchase and sale transactions and construction-related agreements for retail, office and industrial properties throughout the United States, Canada and the Caribbean.

In prior in-house roles, he led legal teams managing active portfolios and worked closely with business leaders to balance risk, speed and operational demands. He also represents shopping center developers in leasing and property management matters and counsels national health care organizations on real estate transactions shaped by industry-specific regulatory requirements.

Education

- University of Minnesota Law School (J.D., 1997)
- Macalester College (B.A., *cum laude*, 1994)

Bar Admissions

- Florida
- Minnesota

Memberships

- The Florida Bar
- The Minnesota Bar
- International Council of Shopping Centers
- National LGBTQ+ Bar Association
- National Native American Bar Association

Capabilities

- Real Estate
- Real Estate Transactions

Recognition

- Selected for inclusion in *Best Lawyers in America*® for Real Estate Law, 2024

Languages

- French

Matters

- Represented a large national health care company as tenant in a lease transaction for a 26,000-square-foot build-to-suit medical office building.
- Represented regional and local real estate developers in connection with leasing to retailers, restaurants and office tenants.
- Represented big box and specialty retailers in power centers, regional malls, outlet centers and high-profile street locations.
- Represented a developer in lease negotiations for a 62,000-square-foot private school facility located in a mixed-use residential and commercial complex.
- Represented a produce distributor as tenant in an industrial sublease for a 27,000-square-foot warehouse and distribution center in Miami, Florida.
- Represented a private equity firm as tenant in an office lease for the relocation of the company's headquarters to West Palm Beach, Florida.
- Represented several luxury retailers and restaurants in connection with leases in Bal Harbour Shops in Bal Harbour, Florida.