

Service**Real Estate and Environmental Law**

Firmly Rooted in the Community

For more than 100 years, Mirick has provided real estate advice to businesses, institutions, government entities, and individuals in Central Massachusetts and throughout New England. A committed partner in the evolution of the towns and cities in which we live and work, Mirick is part of the fabric of the community with a deep-rooted knowledge of the region. Our team has advised on some of the area's most transformational projects, including Polar Park, the Denholm Building, Apex Center, the Greendale Mall, and City Square.

In addition to the full spectrum of traditional real estate matters, clients increasingly turn to us for advice on industry-leading initiatives including green building design and renewable energy projects such as solar and battery energy storage systems. Whether buying or selling a commercial space, obtaining land use permits, negotiating a successful lease agreement, or clearing various administrative, environmental, or regulatory hurdles, the real estate team at Mirick can help you make it happen.

A Right-Sized Team Providing Clear, Practical Advice

At Mirick, you benefit from the personal attention of dedicated real estate attorneys who truly get to know you and your business. We are hands-on and collaborative, and assemble the right team to ensure you receive the best possible combination of experience to get your project successfully across the finish line. We protect your interests through innovative

CHAIR**Todd Helwig****Partner** 508.929.1621 thelwig@miricklaw.com

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strategies and scrupulous attention to detail to help you avoid potentially contentious situations. You can count on our team to provide clear, practical, common-sense advice without convoluted legalese.

Government & Municipalities
Healthcare

From the Straightforward to the Sophisticated

From the straightforward to the sophisticated, our full-service real estate practice handles it all. Our close-knit team is equally skilled at working through a stack of conveyancing documents as ushering through a complex permit application or zoning appeal. We have extensive experience with the redevelopment of former manufacturing properties and the conversion of existing structures into residential and commercial condominiums, including advice on subsequent condominium association governance and management.

Landlords and tenants alike turn to us to negotiate and draft their leases and subleases for office, retail and shopping center, industrial, warehouse, biomedical, and R&D spaces. With experience on both sides of the aisle, we help you maintain positive tenant/landlord relationships over the long term. We have worked on significant national and regional leasing matters and a number of financial institutions turn to our team when building out their branch networks across the region. Our wide-ranging experience extends to the growing area of renewable energy leases.

A diverse client base gives us insight into a wide range of industries, allowing us to provide the strategic advice you need to make well-informed business decisions. We advise clients on all matters related to commercial, industrial, and mixed-use projects across industries, including:

- Biomedical
- Cannabis
- Education
- Financial Institutions
- Gaming
- Healthcare
- Hospitality
- Industrial/Manufacturing

- R&D
- Retail

Today, every project is subject to some degree of environmental scrutiny.

Our team has the knowledge, experience, network and contacts to navigate the evolving landscape of federal, state, and local regulation, including permitting and environmental liability issues. When necessary, our experienced Real Estate and Environmental Litigation team can offer you creative and cost-effective solutions in all types of real estate, land use, and environmental conflicts.

Many members of our Real Estate and Environmental practice are involved with local government, local and regional chambers of commerce, and actively participate in the 495/MetroWest Partnership, sharing that organization's dedication to the growth and development of our region.

- Affordable Housing/Chapter 40B
- Boundary Disputes
- Brokerage and Listing Agreements
- Condominium Development
- Condominium Dispute Resolution
- Corporate Entity Selection
- Due Diligence
- Easements
- Environmental Law and Regulation
- Hazardous Materials Remediation
- Historic District Regulations
- Homeowner's Associations
- Land Use Planning and Permitting
- Land Use Restrictions
- Leasing
- Mortgage Foreclosures
- Property Management Agreements

- Purchase and Sale Agreements
- Real Estate Finance and Loan Closings
- Real Estate Tax Matters
- Registered Land
- Renewable Energy Development and Permitting
- Sewer Rights
- Solar and Battery Leases
- Subdivision Law
- Timber Rights
- Title 5
- Title Insurance
- Title Review and Dispute Resolution
- Variances and Special Permits
- Water Rights
- Wetlands Regulation
- Zoning Amendments