

Jay R. Peabody

Co-Managing Partner

Jay is Co-Managing Partner of the Firm.

Jay is a transactional lawyer with broad corporate experience. He also represents sponsors, operators and investors with all aspects of commercial real estate. Clients are attracted to Jays even keel demeanor in the pursuit of complex matters, along with his ability to deliver pragmatic solutions.

Acting as outside general counsel, Jay represents many privately-held businesses in diverse industries. He has extensive experience providing advice regarding transactions, shareholder agreements, buy-sell agreements, business formation, structure and strategic planning. One of the greatest compliments Jay received from a client is that they work with him because he always gets the deal done.

As Chair of the firms Transactional Practice, Jay regularly represents regional and national owners and developers in all phases of commercial real estate transactions, from planning through development and leasing. He also facilitates complex financings of office, industrial, retail, and large-scale multi-use lifestyle developments on behalf of lenders. Jay also has extensive experience in fund formation and real estate related joint ventures.



CONTACT



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EDUCATION

- Suffolk University School of Law, J.D.
- Fairfield University, B.S., cum laude



BAR ADMISSIONS

Massachusetts

Rhode Island

EXPERIENCE

Representative Transactions

- Represented buyers and sellers of real estate nationally, including sale-leaseback transactions and tax-free exchanges.
- Represented regional and national developers of commercial real estate, including assistance with land control, parcel assemblage and obtaining zoning, wetlands, subdivision and other governmental permits and approvals.
- Represented operators in large apartment complexes throughout New England.
- Represented owners and operators of office and industrial portfolios in Massachusetts and Rhode Island.
- Represented landlords and tenants nationally in the negotiation of office, retail and industrial leases and coordination of leasing portfolios.

INSIGHTS

Honors & Awards

- Recipient of 2014 *Providence Business News* 40 Under Forty award
- Recipient of 2009 Top Young Professionals Under Forty award from *New England Business Bulletin*
- Named for peer recognition and professional achievements in *The Super Lawyers* directory
- PSH's Jay R. Peabody Named a "Go to Commercial Real Estate Lawyer" by *Massachusetts Lawyers Weekly* December 29, 2025
- 24 PSH Attorneys Recognized by The Best Lawyers in America® 2026 August 21, 2025
- PSH Attorneys Receive Rhode Island Monthly's 2025 Professional Excellence Award May 30, 2025
- Three PSH Attorneys Named to "2024 Ones to Watch – Industry Leaders" List by *New England Real Estate Journal* December 2, 2024
- PSH Attorneys Recognized as 2025 Best Lawyers in America® and "Lawyer of the Year" August 15, 2024
- Rhode Island Monthly Recognizes 25 PSH Attorneys in 2024 Professional Excellence in Law Issue May 27, 2024
- Rhode Island Monthly Recognizes 23 PSH Attorneys in 2023 Professional Excellence in Law Issue June 14, 2023
- Partridge Snow & Hahn LLP Announces New Co-Managing Partners April 1, 2022
- Rhode Island Monthly Recognizes PSH Attorneys in 15 Practice Areas June 11, 2021
- Partridge Snow & Hahn LLP Announces New Managing Partner and Other Firm Leaders April 1, 2017

Publications

- Rhode Island Approves 63% Increase in Real Estate Conveyance Tax in 2026 Budget July 23, 2025
- Massachusetts Regulation Prohibits Sellers from Accepting Offers with Preemptive Inspection Waivers July 15, 2025
- Downtown Office Conversion November 10, 2023
- IRS Extends Deadlines For Certain 1031 Exchanges And Investments In Qualified Opportunity Funds April 14, 2020
- Qualified Opportunity Funds: Ten Issues to Keep in Mind *Partridge Snow Hahn Client Alert*, January 25, 2019

Speaking Engagements

- Partridge Snow & Hahn and Waldron H. Rand & Company, P.C. Co-Present Webinar on One Big Beautiful Bill Act July 24, 2025
- Jay Peabody and Russell Stein Are Panelists for Metro South of Boston 2020 Virtual Conference September 17, 2020
- Opportunity Zones New Bedford Developers Round Table *New Bedford Developers' Roundtable with Mayor Jon Mitchell and the Economic Development Council*, May 9, 2019
- Opportunity Zones Presentation *Good Morning Metro South Brunch Edition*, January 25, 2019

AFFILIATIONS BOARDS

Professional Affiliations

- Rhode Island Bar Association
- Massachusetts Bar Association
- American Bar Association
- Real Estate Bar Association for Massachusetts
- Boston Bar Association
- International Council of Shopping Centers
- Urban Land Institute

Boards And Community Activities

- Southcoast Health System
 - President’s Council, Member
- Tabor Academy
 - Headmaster’s Council
- Town of Holliston
 - Zoning Board of Appeals, Chairperson
- Bristol County Savings Bank
 - Corporator

PERSONAL NOTE

Outside of his practice, Jay enjoys reading, traveling, and golfing. He also lends his real estate expertise to the Holliston Zoning Board of Appeals, and dedicates time to coaching a number of teams on which his three children play.