Cooley

Kevin C. Donahue

Partner



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Infrastructure, Energy and Real Estate
Data Centers and Digital Infrastructure

Kevin advises sponsors and institutional capital sources on development projects, platform builds and large-scale portfolio acquisitions and dispositions, and has significant experience financing data center and infrastructure assets. He works with private equity funds, real estate investment trusts and other real estate investors and capital providers in connection with commercial mortgage-backed securities (CMBS) loans, balance sheet loans and construction loans. He also represents clients in mezzanine and other subordinate debt financings across all real estate asset classes.

Before joining Cooley, Kevin was a partner in the corporate real estate practice of an international law firm. At law school, he served as a senior editor of the Seton Hall Law Review.

Kevin's recent matters include representing:

- A data center development and investment platform in a $14 billion private offering financing, representing the largest historical investment in Michigan and the second-largest data center financing executed in the Rule 144A market, related to a data center development*
- A consortium of investors in a $40 billion acquisition of Aligned Data Centers, a provider of sustainable, ultra-efficient and highly adaptive data center infrastructure designed to power AI innovation at scale, from private infrastructure funds managed by a global asset manager and its co-invest partners*
- A private investment firm in the acquisition, joint venture and ground lease of a former industrial site in Chicago to develop a quantum and microelectronics park, including an anchor build-to-suit lease for a quantum computing facility*
- A private investment firm in a $15 billion joint venture to develop a 1.2 gigawatt AI data center campus comprised of eight buildings and a total of 32 data halls, located in Texas, together with $9.4 billion in construction loan financing and a long-term lease to a Fortune 100 hyperscale tenant*
- A private equity fund in the acquisition, joint venture and financing of a $160 million shopping mall*
- A data center operator in connection with a $687 million CMBS loan for a data center located in Texas*
- A private equity firm on the $109.5 million financing in connection with a sale-leaseback transaction for a US retailer*
- An investment manager in connection with a $126 million loan financing a portfolio of six industrial assets located in Texas and California*
- A US real estate investor in the $153 million acquisition financing of a US industrial portfolio*

- A US real estate investor in the origination of a $95 million mezzanine loan and preferred equity investment in connection with a mixed-use condominium project in Virginia*
- A US real estate investor in the $260 million refinancing of an industrial portfolio located in Florida and Texas*
- A US real estate investor in the $176 million acquisition financing of a luxury hotel in Dallas, Texas*
- A sovereign wealth fund in the $125 million investment in a US student housing portfolio*
- A US private equity fund in the $796.5 million acquisition financing of a multifamily portfolio in the Southeastern US*
- A US private equity fund in the $341 million acquisition financing of an industrial portfolio in the Southwestern US*
- A US private equity fund in the $539 million refinancing of five shopping malls located in California, Ohio and Washington*
- A Canadian real estate company in the $1.4 billion refinancing of the largest US shopping mall*
- A US investment bank in the origination of a $87.5 million mortgage and mezzanine construction loan in connection with a historic building in Minneapolis*
- A US investment bank in a $98 million bulk purchase of condominium units in Las Vegas*

*Representation handled before joining Cooley

Education

Seton Hall University School of Law JD, cum laude, 2008

University of Colorado at Boulder BA, Environmental Studies, 2000

Admissions & Credentials

New York

Rankings & Accolades

Lawdragon: 500 Leading Global Real Estate Lawyers (2024, 2025)