



## Jeffrey Moerdler

**Partner | Chair - Data Center and Digital Infrastructure Practice Group**

**New York**

**[Jeffrey.Moerdler@haynesboone.com](mailto:Jeffrey.Moerdler@haynesboone.com)**

**+1 212.835.4854**

**PRACTICES** Real Estate, AI and Technology, Commercial Real Estate Leasing, Networking, Bitcoin Mining Companies

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Jeff Moerdler is chair of the Haynes Boone Data Center and Digital Infrastructure Practice and a real estate partner in the New York office. He has more than 40 years' experience in general commercial real estate law. Jeff's real estate practice includes acquisitions, sales, development, leasing, and borrower's side financing. Jeff also has a particular focus on real estate challenges facing communications, technology and energy companies, and represents property owners and telecom companies in telecom real estate matters, particularly in data center development, acquisitions, sales, leases, colocation agreements and service level agreements. His clients include both large national companies and smaller, local clients, and includes representation of landlords and tenants in all types of leases; counseling owners and developers in the acquisition, sale, joint venture, development, and renovation of property as well as sale-leaseback transactions; advising lenders and borrowers in commercial loans; and the representation of all parties in real estate litigation. He is actively involved in settling real estate, partnership, and inter-family disputes. He also represents many not-for-profit entities and is active in health care, senior living, and educational real estate.

During the past 35 years, Jeff has developed considerable experience in the intersection of real estate with communications, technology, and energy issues. He has extensive experience representing landlords, tenants, developers, and communications service providers in the leasing, purchase, sale, and financing of data centers, colocation facilities, radio and television broadcast antennas, distributed and in-building wireless systems, rooftop antennas, and fiber-optic transactions as well as the wiring of buildings for broadband communications access. Jeff has also negotiated thousands of data center leases, master services agreements, colocation agreements and service level agreements, rooftop and cellular antenna leases, inside wiring agreements, and antenna tower leases throughout the country – covering over 500 million square feet.

He has also devoted a considerable portion of his practice to power and energy issues related to real estate and other technology matters, including large solar and wind installations, battery storage facilities, and bulk power purchases.

Jeff is a frequent speaker on real estate, data center, and telecom topics around the country. He is Fellow of the American College of Real Estate Lawyers and on the faculty of the Advanced Commercial Leasing Institute. He regularly speaks as a panelist at data center, digital infrastructure and real estate conference around the United States. In addition, he is regularly quoted in the *New York Times*, the *Wall*

*Street Journal*, *Bisnow*, *Commercial Property News*, *Real Estate Weekly*, and other publications. He co-authored the first treatise chapter on telecom real law for *Powell on Real Property* in 1999.

Jeff has previously served in numerous governmental positions, including as a Commissioner of the Port Authority of New York and New Jersey, a member of the New York State Banking Board, a member of the New York State Financial Control Board, a member of the Departmental Disciplinary Committee of the Appellate Division of the First Department of the New York State Supreme Court, Assistant to the First Deputy Mayor of the City of New York, and assistant to the Deputy Borough President of the Borough of Manhattan. From 1981 to 1982, Jeff served as a law clerk to the Honorable Charles L. Brieant, US District Judge, and later Chief Judge, for the Southern District of New York.

Jeff is also an emergency medical technician on his local volunteer ambulance and President of his local chapter, as well as having served for 8 years on the Board of Trustees of the umbrella organization which is the largest volunteer ambulance service in the United States.

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## QUALIFICATIONS

### EDUCATION

- J.D., New York University School of Law
- B.A., Politics & Urban Studies, Columbia University in the City of New York

### ADMISSIONS

- New York
  - Massachusetts
  - District of Columbia
  - Florida
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## PUBLICATIONS AND SPEAKING ENGAGEMENTS

- "Financing the Future: Adapting Capital Strategies for Surging Demand," Speaker, BISNOW DICE West 2025, December 3, 2025.
- "Economy/Demand Drivers: Can The Challenging Global Economic Environment Deter The Hockey Stick Growth?" Panelist, 2025 Data Centers Conference, October 28, 2025.
- "Data Center Financing and Capital Markets: Navigating a Dynamic Landscape," Speaker, BISNOW DICE South 2025, August 5, 2025.
- "The Evolving Global Digital Infrastructure: Data Centers, AI, and the Next Wave of Connectivity," Panelist, BISNOW National DICE Capital Markets, July 15, 2025.
- "Alternative Energy Sources and On-Site Generation: Beyond Feasibility," Panelist, BISNOW National DICE Power Capacity, Energy and Sustainability, June 26, 2025.
- "The Evolving Canadian Data Center Market: Growth, Challenges, and the Road Ahead," Panelist, BISNOW DICE Canada 2025, June 17, 2025.
- "Top 10 Data Center Legal Issues for Leases and MSA's That You Should Know About", Panelist, BISNOW DICE National, May 20, 2025.
- "Southwest Data Center Surge: Trends Shaping Arizona and Nevada's Growth in 2025," Panelist, BISNOW DICE Southwest 2025, April 1, 2025.
- "Where and How Can We Meet the Demand for Data Centers," Speaker, Metro Connect USA, February 24, 2025.

- "Site Selection: Comparing Expensive Primary Markets, Secondary Or Edge Or Cheap/Available Power?" Panelist, MN's Inaugural Data Center Private Equity Dealmakers' Forum, February 6, 2025.
- "Top 10 Data Center Legal Issues for Leases and MSA's That You Should Know About," Panelist, BISNOW DICE West 2024, December 3, 2024.
- "Future of Class-A Spaces: Creating Vibrant Office Cultures for Occupiers Through Technology & Amenities," Panelist, BISNOW New York Office & Workplace Conference, October 9, 2024.
- "Data Center Financing and Capital Markets: How Cost Of Capital and Industry Demand Is Changing The Game," Panelist, BISNOW DICE Midwest 2024, September 19, 2024.
- "Data Center Financing and Capital Markets: How Cost of Capital and Industry Demand Is Changing The Game," Panelist, BISNOW DICE South 2024, August 7, 2024.
- "Top Ten Data Center Legal Issues for Leases and MSA's That You Should Know About," Panelist, BISNOW DICE Capital Markets Summit 2024, July 18, 2024.
- "Data Center Power - Regulatory and Practical Considerations," Panelist, BISNOW DICE Northeast 2024, July 18, 2024.
- "State Of The Canadian Data Center Market: Trends, Opportunities And Challenges Ahead," Panelist, BISNOW DICE Canada 2024, June 18, 2024.
- "Site Selection, Permitting and Lease Negotiation: Navigating the Early Phases of Development and Where to Build Next," Panelist, BISNOW DICE East, May 21, 2024.
- "Is AI Our Genie in a Bottle?" Panelist, ACREL's Advanced Commercial Leasing Institute, May 2, 2024.
- "State of the Southwest Market: Opportunities, Challenges and Trends in One of the Strongest Growth Markets in the Industry," Panelist, BISNOW DICE Southwest 2024, April 2024.
- "What will it take to deliver the data centre of the future today?" Panelist, Metro Connect USA, February 26, 2024.
- "Service Level Agreements (SLA's) for Data Centers – Common and Not So Common Provisions," Panelist, Pacific Telecommunications Council's 2024 Annual Conference, January 21, 2024.
- "The Data Center Playbook of Tomorrow: What Next Year Has In Store," Speaker, BISNOW DICE West, November 29, 2023.
- "Understanding Tenants Demands: Future Proofing Your Workplace Through Design & Technology," BISNOW New York Office: Problem Solving for Tenant & The Workplace, October 24, 2023.
- "What You Need To Know: Biggest Trends That While Shape The Future of The Data Center Industry," Panelist, BISNOW DICE Midwest 2023, September 20, 2023.
- "State of the Rocky Mountain Market: Exploring the Dynamics of Denver's Data Center Market And Surrounding Regions," Panelist, BISNOW DICE Rockies 2023, September 13, 2023.
- "Data Center Investing and Capital Markets: How Deals Are Getting Done Today," BISNOW DICE South 2023, August 2, 2023.
- "Making IT Rain: How Investors and Developers Are Navigating The Current Investment and Deal-Making Landscape," BISNOW DICE Northeast 2023, July 18, 2023.
- "Edge Computing: The Current State Of The Edge In Today's Digital Infrastructure Needs," Panelist, BISNOW DICE East 2023, May 23, 2023.
- "State of the Atlanta and Southeast Market: The Opportunities and Challenges Ahead At The Southeast Digital Infrastructure Epicenter," Panelist, BISNOW DICE Southeast 2023, April 19, 2023.
- "Cost Pressures, Interest Rates, Inflation: How are These Major Economic Factors Affecting the Data Center and Digital Infrastructure Industry?" Panelist, BISNOW WEST 2022, November 30, 2022.
- "Investing in the South: Are Data Centers Still a High Conviction Investment?" Panelist, BISNOW'S Dice South 2022, October 20, 2022.
- "Enhancing the Workplace Experience & Leveraging Tech: Strategies and Tools for Driving Office Tenant & Talent Retention," Panelist, BISNOW's Chicago Office Summit, September 29, 2022.

- "Navigating the New Normal: Maximizing Space & Anticipating Workplace Trends, Understanding Space, Technology & Amenity Needs for Tenants," Panelist, State of Boston's Office Market: Top Developments, Understanding Supply-Demand Dynamics & Attracting Tenants Through Workplace Design, September 15, 2022.
- "State of the Canadian Data Centre Market: Activity, Trends and the Challenges Ahead," Speaker, Dice Canada 2022: The Future Of Data Centres and Digital Infrastructure in Toronto, Montreal and Surrounding Markets, August 3, 2022.
- "State of the Market: Mid-Year Outlook on the Data Center Industry," Speaker, DICE Northeast 2022, July 28, 2022.
- "How Are Enterprise-Class Owner/Operators Responding to Accelerating XAAS?" Panelist, BISNOW's Dice East 2022, May 25, 2022.
- "Enhancing the Workplace Experience & Leveraging Tech," Panelist, BISNOW's State of New York City's Office Market, May 24, 2022.
- "The State of the Data Center Market: A Big-Picture Outlook on the Growth of Greater Phoenix, the Southwest and a Sustainable Future," Panelist, DICE Southwest, May 3, 2022.
- "Smart Buildings - Really? What is Behind the Walls?" Speaker, Georgetown Law's 24th Annual Advanced Commercial Leasing Institute, April 7, 2022.
- "Macroeconomics: Analyzing the Outlook for US Real Estate," Speaker, 23rd Real Estate Private Equity Summit presented by iGlobal Forum, March 10, 2022.
- "Hyperscale Data Center Development: Exploring Tomorrow's Landscape," Panelist, BISNOW's DICE West, December 9, 2021.
- "The Future of New York Real Estate," Speaker, 2021 NYC Real Estate Expo, November 16, 2021.
- "Hyperscale Data Center Development: Exploring Tomorrow's Landscape," Panelist, BISNOW's DICE East: Expansions, End User Requirements and Growth Strategy for Data Center Alley conference, November 10, 2021.
- "Navigating The Hybrid Office: Transformative Technologies," Panelist, BISNOW's Workplace of The Future event, October 21, 2021.
- "2021 Data Center Leasing Update: Exploring Nuances of Wholesale, Retail, Managed Services and Enterprise Requirements," Panelist, DICE Dallas: How Hyperscale, Incentives and Acquisitions are Scaling the South, October 2021.
- "Data Center Expansion In Denver: How Enterprise Growth Is Driving Investment and Expansion," Panelist, DICE Denver, August 26, 2021.
- "Found Money and Customer Amenities — Ancillary Agreements for Shopping Centers," Panelist, ICSC Law Conference, October 2020.
- "Hyperscale, Hyper Speed: What Are The Underlying Factors Driving The Growth Of Hyperscale And Cloud?" Speaker, Ninth Annual CAPRE Northern California Digital Infrastructure Summit, February 25, 2020.
- "Views from the Top: Threats, Opportunities, Challenges and Success Factors for 2020," Speaker, CapRe's Virginia 2020 Digital Infrastructure Industry Forecast, January 30, 2020.
- "Top Ten Data Center Legal Issues for Leases and MSA's and Variations in the Cloud," Speaker, CapRe's Virginia 2020 Digital Infrastructure Industry Forecast, January 30, 2020.
- "Data Center Site Selection: Entering New Markets and Strategic Expansion Through M&A and Sale-Leasebacks," Bisnow DICE West '19 Data Center Investment Conference, November 21, 2019.
- "The Cost of Consolidation: What are the Implications and Opportunities for the Different Players as the Industry Continues to Converge and How Will 5G Affect the Industry," Speaker, CapRe's Texas Data Center Summit: Cloud, Cybersecurity & the Future, November 14, 2019.
- "Leading the Curve: The State of the Data Center Market," Speaker, BISNOW's New Jersey Data Centers Event, October 25, 2018.
- "Trending Now: Top Ten Data Center Legal Issues for Leases and MSAs," Speaker, 5th Annual Greater New York Data Center Summit, April 2016.

- "Reading the tea leaves, tarot cards and crystal apple: Industry Leaders on Outlook for 2016," Speaker, 2015 NYC Real Estate Expo, November 2015.
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## PROFESSIONAL AFFILIATIONS AND ENGAGEMENTS

- Fellow, American College of Real Estate Lawyers (ACREL)
  - Faculty, ACREL Advanced Commercial Leasing Institute
  - Advisory Board, IMN Data Center Private Equity Dealmakers' Forum
  - Former Commissioner, Port Authority of New York and New Jersey
  - Former Vice Chair, Audit Committee of the Port Authority of New York and New Jersey
  - Former Vice Chair, Governance and Ethics Committee of the Port Authority of New York and New Jersey
  - Former Vice Chair, Security Committee of the Port Authority of New York and New Jersey
  - Former Co-Chair, Working Group on Insurance of the Port Authority of New York and New Jersey
  - Former Member, Executive Committee of New York State Bar Association, Real Property Section
  - Former Member, Regional Plan Association New York Committee
  - Past member, New York State Financial Control Board representing President Pro Tem of the New York State Senate
  - Past member, New York State Banking Board
  - Past member, Departmental Disciplinary Committee of New York State Supreme Court Appellate Division First Judicial Department
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## AWARDS AND RECOGNITIONS

- Featured in *Best Lawyers in America*, Real Estate Law (2013 – 2026)
- Included on the *New York Super Lawyers*: Real Estate list (2006 – 2025)
- *Chambers USA*: New York – Real Estate, Chambers and Partners (2011 – 2019, 2025)
- *Lawdragon 500* Leading Real Estate Lawyers (2025)
- Martindale-Hubbell AV Preeminent