

Michael Patrick Davidson
Managing Director
Global Real Estate
Regional Strategy, Execution & LOB Engagement
Executive Bio



Michael Davidson leads the Global Real Estate Regional Strategy, Execution and Line of Business engagement at JP Morgan Chase and Co. (JPM), encompassing 45 Million square feet (sf) across 456 Locations, supporting ~215K employees, with a \$2.7 Billion Annual Operating Plan. Davidson is an appointed JPM “Community & Civic Ambassador” and joined the Firm in 2010.

With a focus on developing the JPM global strategy and integrated workplace experience, Davidson leads the delivery of the real estate, capital and location planning across the Americas, EMEA and Asia Pacific, including the integration of technology, design, construction, amenities, services, security and change management supporting the Firm’s reimagined workplace experience, all designed to attract and retain talent and energize the integration between Real Estate, Technology and HR.

From March 2020, Davidson has represented Global Real Estate in the Firm’s multi-faceted response to COVID-19, comprehensive planning for the Return to the Office, the framework for Working@JPMC, as well as the re-evaluation of all strategic, capital planning and delivery of projects and services related to the global workplace and employee experience.

From 2014 - 2019, Davidson’s Team along with the broader CAO and Technology organizations delivered \$7 Billion in capital improvements across the portfolio while reducing annual expenses through the strategic exit of non-core locations. Since 2010, cumulative location strategies delivered ~\$400MM in annual expense reductions, all through strategic acquisitions, dispositions, optimal location, design, capital planning and re-positioning of ~50K employees annually. Davidson’s team also led the strategy, functional integration, execution and leadership engagement that delivered the HQ2 campus as well as the vacancy of 270 Park Avenue for demolition and redevelopment.

Davidson’s team led the line of business integration, strategy and overall leadership engagement that supported the acquisition, development and occupancy of 25 Bank Street in London, involving the design, planning, and consolidation of ~10K employees from locations across London, with a capital plan of \$328MM.

From 2010 - 2014, Davidson’s team focused on the establishment of the Firm’s Global Location Strategy, including the alignment of job functions, local talent markets, technology and real estate to create Hub Centers which became a core aspect of the global operating model involving all Lines of Business and Corporate Functions, with direct Operating Committee engagement.

From 2005 - 2010, Davidson was a Senior Vice President and Corporate Workplace Executive at Bank of America (BAC), responsible for the Global Banking, Markets, Commercial Banking and Global Wealth and Investment Management portfolio, with 34MM sf and a \$2 Billion Operating Plan.

In 2008, Davidson led the Global Real Estate integration between BAC and Merrill Lynch, managing a transition team of real estate and finance professionals in the development and alignment of the line of business occupancy plans with company leadership. Davidson’s team integrated disciplines including transactions and brokerage, design and construction, property management, business continuity, technology, risk, human resources, finance and compliance.

Davidson also helped to establish BAC's occupancy plan in New York City, including strategic space planning, design, program development and delivery of BAC Tower at One Bryant Park, 2.1MM sf and the world's first LEED Platinum office tower. While at BAC, Davidson also earned the Six Sigma Green Belt Certification.

From 2000-2005, Davidson was an Executive Director in Corporate Real Estate for Morgan Stanley, leading overseas expatriate assignments in Japan, London and Continental Europe, and managing a team of real estate professionals across Asia Pacific, the UK & Europe. While on assignment in London in 2005, Davidson received the Morgan Stanley International Chairman's Award for "Living the Values", based on the nomination of a team of cross-divisional peers and company leadership.

From 1998 - 2000, Davidson was the Chief Operating Officer to the Head of Corporate Real Estate at Morgan Stanley and facilitated the integration of the real estate and corporate services disciplines in New York, London, Hong Kong and Tokyo, with a Global Portfolio of 10MM sf.

In 1999, Davidson participated in the conception and construction of 745 Seventh Avenue, a 1.1MM sf office tower developed to complement Morgan Stanley's world headquarters at 1585 Broadway.

From 1994 - 1998, Davidson led the Asset Management of 750 Seventh Avenue, a 580K sf office tower in Times Square, that was owned and occupied by Morgan Stanley in the midst of a 360K sf interior and infrastructure construction fit-out. In his role as Asset Manager, Davidson led a team of property management, engineering and finance professionals for Tishman Speyer and Hines Interests.

In 1994, Davidson graduated Magna Cum Laude and Phi Beta Kappa from Fordham University with a Dual Bachelor of Arts Degree in Economics and Philosophy, Cumulative GPA of 3.78 and was the first in his family to earn a College Degree. Davidson also received the Fordham College Award for Ethics.

In 2012, Davidson completed The TRIUM Global Executive MBA Program and earned a degree conferred by the NYU Stern School of Business, London School of Economics & Political Science and École des Hautes Études Commerciales de Paris (HEC School of Management, Paris). Davidson was elected Class Representative by the Cohort and Academic Program Leadership.

Extra-Professional Engagement: Fordham University President's Council, Chairman of the Fordham College Board of Advisors, Palisades Parks Conservancy - Board, Rockland Center for the Arts - Board, CoreNet Global Board, the Torch Foundation, St. Francis Capuchin Food Pantries and Media/Liturgical Ministry.

Davidson was honored as the 2019 Global Corporate Real Estate Executive of the Year by CoreNet Global and was twice honored as the Corporate Real Executive of the Year by the CoreNet NYC Chapter, in June 2014 & 2019.

Davidson has completed Twenty-eight marathons across the Seven Continents, including New York City (11x), Dublin, Bhutan, Madagascar, Havana, Reykjavik, Istanbul, Napa Valley, Washington DC, Athens, Paris, Tokyo, Sydney, Cape Town, Rio de Janeiro, Easter Island, Ushuaia and Antarctica. In so doing, Davidson has raised ~\$250K in personal fundraising for Children with HIV, the Epilepsy Foundation on behalf of his Mother, Cystic Fibrosis, Cerebral Palsy, Children in Hyderabad, India, St. Vincent's Hospital in New York City, the African Leadership Foundation for impoverished children, City Harvest, the Pink Agenda for breast cancer research, and the Fisher Center for Alzheimer's Research Foundation, on behalf of his Grandmother.

Davidson is in training for the 2021 Boston Marathon to support the Amazing Maasai Girls Project and NYC Marathon, to raise awareness, support and treatment for cancer research to honor his mother who passed away in May 2021.

Davidson lives in New York City & the Hudson Valley.

Linked-In: <https://www.linkedin.com/in/michael-p-davidson-4a31a81a/>