

Overview

No matter where you are positioned in today's competitive real estate market, the need for commercial advice with a global perspective is indisputable. Transactions are often complicated by cross-border and multijurisdictional issues. Legal and regulatory issues will also impact your business and investment decisions. Whether you are an investor, lender, government bond issuer, developer, owner, tenant, buyer or seller, Dentons' fully integrated US real estate team can advise you on the challenges and opportunities you may encounter in the current environment.

In advising you on a real estate transaction or project, we offer a full spectrum of legal services and bring to the table extensive local, regional and global experience. Having more than 150 real estate lawyers nationwide and 1,400 worldwide enhances our understanding of local markets and success drivers. Our lawyers anticipate trends and react with speed and certainty, collaborating with you every step of the way.

- Acquisition and disposition: Dentons represents buyers and sellers, as well as private investors, REITs, sovereign wealth funds, pension funds and life insurance companies, in the purchase and sale of real estate and related assets, in the US and throughout the world. Our wealth of experience ranges from the purchase and sale of single assets and portfolios of properties to indirect investments, complex development joint ventures and international investments involving special purpose vehicles, joint ventures and limited partnerships.
- Construction: Participants in construction projects require timely advice from their legal counsel. You require a partner with a strong understanding of this dynamic industry. From high-rise office buildings to mass transit systems to energy facilities and major infrastructure projects, the lawyers at Dentons have the knowledge and experience to assist you.
- Development: No matter your role in the development structure, we work with you on strategies that anticipate multifaceted shifts across ownership and financing structures.
- Finance: With a deep bench of real estate finance lawyers across the US, Dentons advises and assists lenders with all types of financing-related arrangements including: permanent financing; construction loans; loans intended for securitization (i.e., CMBS financing); mezzanine financing; structured financing; secured debt financing; syndications, participations and other co-lending relationships; and revolving credit loans. We also assist borrowers in securing development and permanent financing, including drafting and reviewing loan applications and loan documents. In addition, through our Public Finance practice, we have acted as bond counsel in connection with the issuance of private purpose, industrial revenue bonds to finance commercial projects.
- Investment: We navigate the complexities of special purpose vehicles, limited partnerships, unit trusts, Shari'ah-compliant investments and other unique structures with the help of an experienced partner.
- Joint ventures: We structure simple and complex joint ventures for the purposes of developing or investing in all classes of real estate, ensuring each partner is protected throughout all phases of the deal.
- Land use, zoning and environmental compliance: We help secure government approvals for commercial and residential development projects plus negotiate tax allocation district financing such as TIF and other economic development incentives. Services include counsel in zoning, site planning and subdivision matters, water law, public land law, and related litigation before municipal and county boards and agencies.
- Leasing: Whether you are an owner, developer or tenant, our team negotiates lease structures that meet your needs, from facilitating funding and achieving tax efficiency to reducing your planning and construction risks.

- Planned communities and condominiums: We advise on planned community and condominium development, and the structure and creation of condominium and homeowners associations and other governance matters.
- Real estate and construction litigation: Lenders, developers, contractors, owners and investors rely on us to successfully handle a wide range of disputes. We work with clients to determine the right approach, whether through facilitated negotiations, partnering, mediations, arbitrations, baseball arbitrations, mini-trials, dispute review boards or litigation.
- Property management: We represent companies that manage properties across all asset types (multi-family, office, retail, mixed use), identifying potential areas of dispute and liability to minimize risks up front; and advising on preserving or growing property revenue to meet income goals.
- Tax-advantaged investing: Investors, sponsors, syndicators, developers and lenders trust Dentons as the market leader in tax-advantaged investing and community development.

Areas of focus include:

- Condominium, Cooperative and Homeowner Association Law
- Construction
- Opportunity Zones

Your Key Contacts

United States



Tandy C. Patrick
Partner, Lexington
D+1 859 288 4705
tandy.patrick@dentons.com



William R. Taxay
Shareholder, Pittsburgh
D+1 412 297 4925
william.taxay@dentons.com



Linda D. White
Partner, Chicago
D+1 312 876 8950
linda.white@dentons.com