

REAL ESTATE

AT A GLANCE

McDermott Will & Emery's Real Estate Practice Group counsels clients on all aspects of the acquisition and development of real estate. Our representation extends from the structuring of large, complex acquisitions through development and ultimate disposition. We represent landlords and tenants in all facets of office, commercial, retail and industrial leasing transactions. We represent financial institutions and private and institutional investors in multistate and project financing. Additionally, we counsel hospitality clients in all aspects of their business, including the structuring and implementation of management agreements, and the leasing or management arrangements for food and beverage operations.

Experience

Closely collaborating with lawyers in our corporate, tax, labor and employment, intellectual property, government strategies and environmental practices, our real estate team structures and implements diverse deals, and regularly advises on the following issues.

- *Acquisition and development:* structured transactions, permits and licensing, mortgage financing, mezzanine financing, joint ventures and construction contracts
- *Financing:* multistate financings, project financing, direct equity participation, convertible debt instruments, loan pools and real estate investment trusts (REITs)
- *Initial structuring:* build-to-suits, sale and leasebacks, buy-or-lease and income tax ramifications
- *Leasing:* office, commercial, retail, industrial and ground leasing
- *Hospitality:* acquisitions, hotel management agreements, operating agreements, food/beverage leases and condo-hotels

Because real estate matters commonly require support and resources from other areas of the law, we offer interdisciplinary services to our clients.

- *Construction and real estate disputes:* assist developers, contractors, property owners, architects, engineers and sureties with conducting mediations, arbitrations and trials
- *Health industry real estate:* represent for-profit and nonprofit institutions, health care providers, developers and other health care entities in projects that involve medical office buildings, MRI facilities, age-restricted housing, nursing homes, regional health facilities and surgicenters
- *Real estate tax planning:* advise real estate developers, investors and several *Fortune* 100 corporations on acquisition and disposition planning, like-kind exchanges, "leveraged partnership" transactions, pre-disposition planning and real estate workouts
- *Sports facility finance:* counsel teams and team owners, municipalities and private investors on stadium and real estate negotiation, financing, development and other project financing matters

International Reach

With businesses around the world constantly striving to maximize their real estate portfolios, responsiveness is essential. At McDermott, our awareness and thorough understanding of the global business environment enables us to offer immediate and well-informed advice on the simplest to the most complex real estate issues. Through coordinated efforts with our European offices, we have established a solid and expansive international client base focused on multinational corporations. Our lawyers have substantial experience counseling on real estate matters in multiple jurisdictions, permitting us to effectively advise individuals and business entities based in virtually any part of the world.

Scope of Services

- Development
- Financing
- Leasing
- Sales & acquisitions

Our Team

40+ lawyers

Contacts

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Hot Topics

We are prepared to handle matters relating to the most current issues in business and law.

- Ground lease and net lease transactions
- Mixed-use development
- Tax-deferred exchanges

Recent Engagements

At McDermott, we seek to achieve only the finest results for our clients.

- Represented a global private equity operation in various European hospitality industry transactions, including three separate acquisitions of groups of hotels and the sale of the Munich Marriott Hotel
- Represented a public hospitality company in a number of its acquisitions in the United States, including in New York, Arizona and Florida
- Represented a publicly traded income trust specializing in senior citizen health services in its acquisition of the assets of Brandywine Senior Care
- Counseled in the go-private acquisition of a publicly traded income trust specializing in senior citizen health services by a large Canadian pension fund
- Represented a leading private owner of commercial real estate in its acquisitions of the Seagram Building and Lever House in New York, New York; the development of the W Hotel in Miami Beach, Florida; and the joint venture acquisition of a hotel/casino development site in Las Vegas, Nevada
- Represented a joint venture in the development of the Gramercy Park Hotel and Residences and 40 Bond Street in New York, New York
- Represented a leading private owner of commercial real estate in the acquisition of 980 Madison Avenue in New York, New York, a mixed retail/office building to be redeveloped for high-end residential use

Awards & Recognition

Our real estate practice is globally recognized.

- *International Who's Who of Business Lawyers*
- *Chambers USA: America's Leading Lawyers for Business*
- *The Best Lawyers in America*
- AV rating from the Martindale-Hubbell Legal Network

Our Firm

McDermott Will & Emery is a leading international law firm with a diversified business practice. We represent a wide range of commercial, industrial and financial enterprises, both publicly and privately held. Our clientele include some of the world's largest corporations, small and medium-sized businesses, and individuals.

Currently numbering 1,100 lawyers, we have offices in Boston, Brussels, Chicago, Düsseldorf, Houston, London, Los Angeles, Miami, Munich, New York, Orange County, Rome, San Diego, Silicon Valley and Washington, D.C. McDermott Will & Emery has a strategic alliance with MWE China Law Offices (Shanghai).