

Representative Matters: Real Estate: Business

Paley Rothman is well known for its diversified real estate practice group which plans, evaluates and structures a wide range of real estate activities for clients.

- Acquisition and expansion of 263,072 square foot biopharmaceutical research and development facility, including construction of vivarium facility (transaction value: > \$100 Million).
- Acquisition of 20 acres of entitled, undeveloped land, negotiation of joint development agreement with county government and private university, "off-balance sheet" financing of two bio-manufacturing facilities and quality control facility (aggregate transactions value exceeding \$500 Million).
- Acquisition of 50 entitled and undeveloped acres and development of 650,000 square feet of office, bio-tech lab and biopharmaceutical manufacturing facilities (aggregate transactions value exceeding \$800 Million).
- Sale-Leaseback of nearly one million square feet of office and special purpose facilities (transaction value in excess of \$1.5 Billion).
- Lead lender counsel for financing of multi-use (restaurant, hotel and public park) facility in Baltimore's Inner Harbor.
- Represented owner of 1,500 plus acre historic recreation and hospitality property in connection with sale and state land preservation tax credits.
- Represented real estate developer in structuring, negotiating and closing the acquisition of 212± acres of undeveloped land for redevelopment into a mixed use (retail, office, residential) project in the Washington, DC Metropolitan area and negotiating and closing development financing for project (transaction value \$40,000,000).
- Structured and negotiated commercial design/build agreement for development and construction of 300,000± square foot office building, 230,000± square foot retail center, appurtenances and common area amenities as counsel to real estate developer (transaction value \$28,000,000).
- Represented owner of integrated office building and retail center in structuring, negotiating and closing the sale of the office building component of project, including drafting and negotiating a complex reciprocal easement agreement for use and maintenance of shared structured parking garage, utilities, conduits and access (transaction value \$35,000,000).
- Negotiated easement agreements for utilities (electric, gas, water), construction and maintenance of stormwater management facilities as counsel to commercial property owner.
- Represented real estate developer in acquisition of 1,000+ acre parcel for redevelopment in Washington, DC metropolitan area, and negotiated and closed development financing for project infrastructure (\$33,000,000).
- Prepare and negotiate commercial leases for use by owners/landlords of office buildings, retail centers and warehouse/flex space and bio-pharmaceutical tenancies.
- Represented lenders in hotel financings for properties in the Mid-Atlantic region.
- Drafting and negotiation of long-term leases of facilities for landlords and tenants.
- Counsel commercial clients in connection with adverse possession claims, sales contract defenses and construction damage.