

Transactional Real Estate

Stradley Ronon's real estate practice includes transactional attorneys with deep insights into the real estate industry and comprehensive experience at negotiating and drafting all types of real estate-related agreements.

Many challenges arise when acquiring, developing, leasing and selling real estate. From financing and construction, to landlord-tenant rights and obligations, and environmental remediation and dispositions, each complexity requires skilled counsel to help clients capitalize on opportunities and avoid costly pitfalls.

We regularly represent a wide variety of parties, including those in the hospitality, franchise and retail industries, in negotiating financings arrangements, site acquisitions, property leases, real estate exchanges, property dispositions and virtually every other type of real estate-related transaction. From single-asset deals to the most sophisticated and complex acquisition and development agreements, clients rely on our creative deal structuring and strategic guidance to help them achieve their critical business and real estate objectives.

STRADLEY SOLUTIONS

Our firm offers comprehensive service, advising on and negotiating agreements, anticipating complications and providing proactive risk avoidance strategies, including:

- **Acquisitions & Dispositions**
Stradley attorneys assist with all aspects of real property acquisition and disposition. From large, multi-asset transactions to single-asset transactions, we have a wealth of experience in negotiating business terms, valuing properties, advising on financing structures and conducting due diligence.
- **Commercial & Residential Leasing**
Experienced in representing both landlords and tenants, we are regarded as a premiere law firm for large-scale commercial leasing transactions. Whether

entering into commercial, retail, industrial or office leases, clients rely on our experience in handling subleases, ground leases, build-to-suit leases, public sector leases, industrial and bond leases, among other types of leases.

- **Commercial, Residential & Industrial Real Estate Development**

We assist clients through all phases of real estate transactions and development, from predevelopment planning for commercial, residential and industrial properties through regulatory compliance, construction and post-completion issues.

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- **Condominiums & Planned Communities**

At Stradley we help clients with all facets of condominium and planned community development. From planning communities through drafting governing documents and resolving ownership and operating challenges, we advise on and structure contracts to achieve our clients' goals and assure compliance with the complex regulations governing condominium development.

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- **Construction Contracts**

Our real estate attorneys represent public, private and institutional sector clients, construction companies, design professionals, contractors, development companies, landlords and tenants, and individuals in negotiating construction contracts, construction management agreements, design-build agreements, and architects and engineers contracts.

- **Developer Agreements**

We draft documentation related to the real estate development process and often work with developers, assisting them in managing various agreements with municipal and governmental agencies and finalizing development projects.

- **Hospitality Industry Transactions**

Stradley attorneys have extensive hospitality industry experience, including the real estate development, management and ownership aspects of hospitality businesses. We have assisted hotel, leisure resort and restaurant owners, managers, operators and franchisors with their various legal needs. From inception through completion, we structure, provide advice and negotiate a full range of financing, development and franchise operations agreements and many other features of each deal.

- **Negotiating & Structured Financing Arrangements**

Financing is often the most concerning and precarious piece of a transaction. We are highly skilled at negotiating and working out financing structures. No matter the transaction size or type, our attorneys have the understanding, creativity and experience needed to coordinate and develop a financial structure to meet our clients' needs and fit the particular transaction.

- **Public/Private Ventures & Entity Structuring**

Stradley Ronon attorneys advise on joint venture formation and operations, assisting with entity structuring and representing clients in acquisitions, financing and further development agreements.

- **Real Estate Investment Management**

Our attorneys represent REITs, development companies, and individuals in executing all aspects of their real estate investment strategies including acquisition, divestment, corporate structuring, securities filings and other corporate matters.

- **Real Estate Tax Compliance**

Stradley's real estate practice includes tax attorneys who provide guidance on how best to structure real estate deals to limit tax exposure and assure compliance with federal, state and local government tax laws.

Stradley Ronon Stevens & Young, LLP

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