

PRACTICE CONTACT

Kristin L. Woeste
513.723.4684
klwoeste@vorys.com

REAL ESTATE

Vorys' experienced real estate attorneys regularly represent clients in the full range of real estate matters. While a significant portion of our real estate practice involves clients engaged directly in the real estate business, we also work extensively with the firm's other business clients on issues and initiatives relating to their real estate assets. Our firm's depth in numbers and in experience enables us to provide timely and efficient service on all types of real estate-related transactions and issues.

Our real estate clients include:

- private real estate developers and investors
- home builders
- financial institutions
- insurance companies
- governmental authorities
- contractors and subcontractors
- architects
- developers, owners, and users of office buildings, retail and other commercial properties, and industrial facilities
- developers of condominium developments, apartment projects, and other multi-family residential developments

Development

Our firm's real estate attorneys are experienced in the development of virtually all types of properties, including shopping centers and other retail and commercial properties, hotels, office buildings, industrial facilities, apartment projects, condominium communities and single-family residential subdivisions. For example, as real estate counsel to L Brands, Inc., Vorys has been lead counsel coordinating all aspects of the renowned Easton development in Columbus, Ohio. Vorys' representation of M/I Homes, and various other Ohio-based home builders makes Vorys the preeminent legal counsel in residential real estate development in central Ohio and beyond.

Leasing

We regularly represent landlords and tenants of office, retail, commercial and industrial properties in negotiating and drafting leases and related documents. Our leasing clients include owners/landlords of all types of retail/commercial properties, as well as tenants of retail, office and industrial space, a number of which we represent on a national basis.

Construction

Vorys' real estate practice includes attorneys with extensive experience in coordinating all legal aspects of construction projects, including the negotiation and drafting of construction contracts, construction management agreements and design professional contracts, as well

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as legal matters relating to the construction process, such as mechanics' liens issues, permitting matters, payment and performance bonds and construction disputes.

Condominiums

Vorys regularly represents prospective owners and developers on all aspects of condominium development, including in the coordination and preparation of all necessary organizational and governance documents as well as in providing counsel in the governmental approval process. Vorys attorneys have taken a leadership role in the successful completion of numerous commercial and residential condominium projects in the Columbus area and throughout Ohio. In addition, on multiple occasions, we have assisted clients in using condominium ownership as a means to overcome challenges in planning, utilities and zoning.

Joint Ventures

As an integral part of our real estate practice, Vorys has extensive experience in the entity-structuring process, including the formation and governance of real estate joint ventures such as limited liability companies and partnerships. Our real estate attorneys work closely with our tax and corporate lawyers to ensure that all structuring issues are addressed and resolved seamlessly as part of the overall real estate transaction.

Public and Semi-Public Transactions; Urban Redevelopment

Over the years, Vorys has represented public and quasi-public entities, facilities, developers and agencies in numerous complex multi-party transactions. In such transactions, the firm is able to combine its substantial real estate and finance experience with its experience in representing and dealing with municipalities and other public entities. The firm was lead counsel to Capitol South Community Urban Redevelopment Corporation in all aspects of the development of a multi-use project in downtown Columbus, Ohio involving office, hotel, retail and parking and including land acquisition, demolition, leasing, construction and financing. Vorys' leadership role in numerous other urban redevelopment projects such as the OSU Campus Partners initiative in Columbus, Ohio, and Pullman Square in Huntington, West Virginia also illustrate the range of the firm's capabilities in the public/private arena.

Eminent Domain

We regularly represent both public authorities and private clients on matters relating to condemnation and the power of eminent domain. We have negotiated and litigated issues involving public purpose, just compensation and related issues in condemnation suits throughout Ohio.

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Related Areas:

- Acquisitions, Sales/Dispositions, and Leasing
- Economic Development and Tax Incentives
- Real Estate Finance
- Foreclosure
- Zoning and Land Use Planning