



Why Hinshaw? Your Success is Our Blueprint

In the ever-evolving world of real estate, success isn't just about location—it's about vision, strategy, and the right team. Your business requires a deep understanding of national trends, regulatory shifts, and innovative financing solutions. At Hinshaw, we immerse ourselves in the industry, providing the insights and guidance to turn challenges into opportunities.

Coast-to-Coast Experience, Local Insight: With a presence from Minneapolis to Miami and New York to Los Angeles, we offer a national perspective with on-the-ground local knowledge. Our broad reach ensures you benefit from both big-picture industry trends and the nuanced understanding of regional markets.

Comprehensive Industry Focus: Real estate isn't just about property—it's about potential. Success demands navigating complex regulations, securing financing, and planning for long-term growth. Our multidisciplinary approach integrates experience in sales and acquisitions, financing, development, and litigation, providing 360-degree support.

Proven Track Record: From large-scale development projects to high-stakes litigation, multi-million dollar acquisitions to complex financing solutions, we've helped clients successfully navigate every aspect of real estate. Whether you're closing a \$225 million office tower sale, securing financing for a mixed-use development, converting office space to multi-family housing, or resolving a landlord-tenant dispute, we bring the experience and strategic insight to turn your vision into reality—no matter the scale or complexity.

Representative Experience

- **Maximizing Value in Minneapolis:** Facilitated a \$225 million sale of the RBC Gateway Office Tower, enabling our client to capitalize on a prime asset in a competitive market.
- **Streamlining Multi-State Operations:** Orchestrated a \$36.5 million sale and leaseback across 17 properties in 13 states, allowing our client to optimize their real estate portfolio while maintaining operational continuity.
- **Unlocking Hidden Potential in Florida:** Transformed a \$15 million property into a \$5 billion asset through innovative restructuring, helping our client realize unprecedented value in Bal Harbour.

- **Office to Multi-Family Conversion:** Guided a \$97 million conversion of a 25-story office tower into 186 residential apartments in St. Paul, leveraging complex financing to breathe new life into an underutilized property.
- **Navigating Cross-Border Complexities:** Facilitated a \$100 million reorganization of beneficial ownership involving international entities, ensuring smooth property transfer while addressing intricate tax implications.
- **Expanding Industrial Footprint:** Assisted in the \$54 million acquisition and construction of a 425,000 sq ft distribution center near Chicago, supporting our client's strategic business expansion.
- **Preserving Healthcare Access:** Managed the \$32.3 million sale of multiple healthcare assets out of bankruptcy, ensuring continued community access to vital medical services.
- **Securing Prime Development Land:** Acquired a \$6.8 million industrial-zoned property in Florida through a 1031 exchange, positioning our client for future development opportunities.
- **Optimizing Hospitality Assets:** Restructured \$34 million in real estate secured debt for a Miami hotel property, providing our client with improved financial flexibility.
- **Facilitating International Presence:** Negotiated a \$5 million long-term lease for consulate office space in Chicago involving complex sovereign immunity issues to support our client's diplomatic mission.

Areas of Focus

Development & Land Use

Zoning laws giving you a headache? City permits feeling like a maze? We'll be your guide through city development agreements, entitlements, insurance coverage, and regulatory compliance. With evolving work trends and increasing regulatory costs—sometimes adding up to 20% to development expenses—we help you navigate these challenges, keeping your projects viable and on schedule. Whether it's a commercial project, mixed-use development, or multi-family housing, we clear the path from vision to reality.

Landlord-Tenant Relations

Lease negotiations and regulatory shifts can disrupt your bottom line. We help landlords and tenants navigate evolving lease structures, ensure compliance with new regulations, and mitigate risks. As hybrid work trends reshape commercial spaces, we work with you to adapt lease terms that align with market realities while safeguarding long-term profitability.

Real Estate Litigation

When disputes threaten to derail your project, we develop strategic solutions that minimize risk and protect your investments. Whether resolving zoning disputes, handling construction defect claims, or managing high-stakes

landlord-tenant conflicts, our litigation team ensures you stay focused on building your real estate empire. We don't just litigate—we create resolution strategies that keep your projects on track and your business moving forward.

Sales & Acquisitions

Whether you're eyeing a straightforward property purchase or orchestrating a multi-state portfolio acquisition, we craft agreements that protect your interests and ensure smooth closings. Rising interest rates and shifting work patterns require a forward-thinking approach—we help you anticipate market shifts, reposition assets, and structure deals that remain competitive in any environment. Office towers, industrial facilities, retail spaces—you name it, we've helped clients buy or sell it.

Transactions & Lending

We advise borrowers, lenders, and owners across a full spectrum of real estate transactions—from traditional purchase and sale deals to complex capital structures and distressed asset recovery. Our team handles acquisition and construction loans, mezzanine and bridge financing, joint ventures, government-guaranteed loans, and title and environmental review. And when deals get complicated or property performance declines, we provide strategic counsel on enforcement, workouts, receivership, and asset recovery to help you close, recover, or reposition with confidence.

Learn More >

Partnering for Long-Term Success

At Hinshaw, we don't just respond to the real estate market—we help shape it. Our team is committed to delivering legal strategies that drive business growth, strengthen investments, and support the communities where our clients build. Whether you're launching a skyline-defining development or reimagining an existing asset, we provide the legal guidance to turn vision into reality.

Insights

Press Release
Nov 7, 2024

Hinshaw Receives Recognition in the 2025 “Best Law Firms” Directory

In The News
Sep 11, 2024

Mitchel Chargo Discusses State and Federal Law Implications for Landlords Considering Leasing Properties to Cannabis Businesses

In The News
Aug 27, 2024

Ahmad Mango Weighs the Risks and Rewards of Using Attorney Opinion Letters in Real Estate Deals

Press Release
Aug 16, 2024

Deal Spotlight: Hinshaw Counsels Client 730 Sky LLC in \$135 Million Manhattan Condo Acquisition

Press Release
Jul 9, 2024

Three Hinshaw Partners Named to Minnesota Monthly's Top Lawyers of 2024

Press Release
Apr 24, 2024

Hinshaw Publishes Updated Real Estate Deal Book

To Find Out More Contact



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Related Capabilities

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