



CAPABILITIES / REAL ESTATE & CONSTRUCTION

## Real Estate & Construction

As one of the most prominent real estate practices in the Mid-Atlantic, Obermayer regularly handles sophisticated transactions involving iconic properties, complex financings and unforgiving timetables.

### OVERVIEW

Major real estate investors, developers, REITs, pension funds, and insurance companies turn to Obermayer for the full spectrum of representation in deals throughout the Greater Philadelphia region. These include:

- Real estate purchases and sales;
- Sale-leaseback transactions;
- Like-kind, tax-free exchanges;
- Mixed-use development;
- Multifamily housing development and financing;
- Leasing of office, industrial, and retail properties for both landlords and tenants;
- Construction and permanent financings;
- Commercial real estate developments;
- Construction documentation;
- Loan workouts and restructurings; and
- Environmental reviews and approvals, resolution of title issues, and condominium creations and conversions.

### EXPERIENCE

- We represented a developer in the \$13.5 million financing, acquisition and development of the former Verizon building into a mixed-use property, including office space, retail and police headquarters in Conshohocken, Pennsylvania.
- We represented a real estate holding and redevelopment company in the acquisition of an environmentally challenged retail center in suburban Philadelphia and the financing of its acquisition, a project with numerous delays and restructurings to meet regulatory issues, township land use issues, lender concerns and investor issues.
- We assisted large townhome and high rise developers with planning, zoning, historic, licensing and inspections and health department permitting.
- We represented the developer of a 33-story, mixed-use high-rise in Philadelphia, including obtaining variances and approvals for construction, negotiating and working with neighbors and civic associations, and drafting development agreements as part of winning stakeholders' support for the project.

- We represented a developer in acquisition, development, and financing (including construction and sale of historic tax credits), in connection with real property located in the Brewerytown section of Philadelphia, a \$27.3 million transaction.
- We serve as local zoning counsel for the purchase of an approximately two million square foot warehouse project in Central Pennsylvania; and
- We represent various local municipalities in the process of monetizing sewer systems, including assisting in the valuation, bidding, and documentation of proposed sales or leases.

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RELATED CAPABILITIES

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