

Daniel M. Kronberg

SHAREHOLDER

St. Louis, MO | 314.552.6823

dkronberg@polsinelli.com



Clients rely on Dan Kronberg's ability to focus on the relevant legal details of the transaction and to structure a balanced approach by exercising practical business acumen and creative problem-solving. Dan represents clients throughout the lifespan of their transactions, beginning with letters of intent, all the way through contract negotiation, due diligence, zoning review and approvals, financing and closing. Dan's experience includes a range of transactional real estate services including:

- Property acquisition and disposition
- Leasing
- Build-to-suit leasing
- Zoning and land use
- Traditional acquisition and construction financing
- Clearing title defects
- Real estate development
- CMBS financing
- Mezzanine financing

Education

- Emory University (B.A., 2008)
- Duke University (J.D., 2011)
- Duke University (LL.M., 2011)

Bar Admissions

- Virginia, 2011
- District of Columbia, 2012
- Maryland, 2012
- Missouri, 2016

Court Admissions

- Commonwealth of Virginia
- State of Maryland

Capabilities

- Behavioral Health
- Real Estate Development
- Real Estate
- Real Estate Transactions
- Zoning & Land Use
- Opportunity Zones

- District of Columbia
- State of Missouri

Memberships

- American Bar Association
 - Real Property, Trust and Estate Law Section
 - Business Law Section
- Bar Association of Metropolitan St. Louis (BAMSL)
- The Missouri Bar
- STL Youth Jobs – Board Member
- D.C. Bar
- Virginia State Bar
- Maryland State Bar Association

Matters

- Represented tenant in connection with leasing 20,000 square feet of space for clothing store in shopping mall in Maryland, including reviewing and negotiating mall's form lease.
- Represented co-working companies in the leasing of numerous Class A multi-floor and whole building leases throughout the country.
- Represented landlord in connection with build-to-suit lease for 78,000 square foot hospital in Alabama, including lease negotiations and third party diligence review.
- Represented tenant in connection with three build-to-suit leases in Indiana, Pennsylvania and Texas for a total of over 2.5 million square feet of industrial space, to be used for the shipment and storage of food products.
- Represented landlord in build-to-suit lease for 54,000 square foot behavioral health hospital in Tennessee and ancillary office space, including negotiating lease agreement, and reviewing title, survey, zoning, and other third party diligence.
- Represented purchaser in connection with purchase of 40,000 square foot shopping center in Maryland, including drafting and negotiating purchase agreement, reviewing and summarizing all tenant leases for the property, and reviewing and negotiating loan documents.
- Represented purchaser in purchase of \$67.5 million multi-family building in Florida including negotiating purchase agreement, reviewing third party diligence and closing transaction.
- Represented seller in disposition of \$31 million multi-family building in Tennessee including negotiating purchase and sale agreement, curing title defects and closing transaction.
- Represented company that specialized in constructing self-storage facilities and drafted operating agreements that included multiple classes of membership interests and different rights and obligations of each class of members.
- Led real estate team in connection with acquisition of over forty substance use disorder treatment facilities in California to determine whether each location was in compliance with zoning and land use laws.
- Represented pool of borrowers in \$19.1 million CMBS loan secured by nine properties in Washington, D.C. and Virginia, including review and negotiation of loan documents and amending borrowers' organizational documents to comply with lender requirements.
- Represented borrower in connection with \$9.2 million acquisition and construction

loan to purchase real property in Virginia and construct a self-storage facility, including drafting loan documents and reviewing architect's and general contractor's contracts and coordinating closing.

- Represented purchaser in purchase of \$57.8 million multi-family building including negotiating purchase agreement, reviewing third party diligence, curing title defects and closing transaction.
- Represented landlord in leasing commercial condominium unit to retailer, including drafting and negotiating lease and reviewing condominium documents to confirm that the intended use was permitted.