

Emma R. Keyser

SHAREHOLDER

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Emma Keyser advises developers, investors, owners, operators, health care systems, senior living operators and corporate occupiers on complex commercial real estate transactions nationwide. She focuses on the acquisition, disposition, development and leasing of retail, office, industrial, health care and mixed-use properties, along with real estate-driven corporate transactions.

Emma guides clients throughout the full lifecycle of a transaction, from initial due diligence through contract negotiation, closing and post-closing asset management. She is known for a pragmatic, business-oriented approach that aligns legal strategy with investment goals and operational realities.

Prior to joining Polsinelli, Emma served as corporate counsel to a national development and property management company specializing in multifamily, retail and hospitality assets. Her in-house experience informs her practical perspective and enhances her ability to anticipate operational needs and support decision-makers.

Her practice includes:

- Acquisitions and dispositions of commercial real estate, including retail shopping centers, office and industrial properties, mixed-use assets and multi-property portfolios, as well as specialized assets such as medical office buildings, senior living and skilled nursing facilities.
- Real estate-intensive mergers, acquisitions, recapitalizations and sale-leaseback transactions including transactions involving private equity-backed and platform businesses.
- Development projects, including negotiating purchase and sale agreements, development agreements, ground leases, construction documentation and related financing.
- Leasing and asset management, including commercial lease negotiations and amendments, landlord-tenant issues, title and survey review and covenant and restriction analysis.

Capabilities

- Real Estate
- Real Estate Development
- Real Estate Transactions
- Office
- Residential & Multifamily
- Retail

Education

- University of Denver Sturm College of Law (J.D., 2010)
- University of Wisconsin-Madison (B.A., 2007)
 - Political Science

Bar Admissions

- Colorado
- Arizona
- Texas

Recognition

- Ranked in *Chambers USA: America's Leading Lawyers for Business*, Real Estate, Arizona, 2025
- Selected for inclusion in *Best Lawyers in America*® for Real Estate Law, 2025-2026

Matters

- Serve as ongoing real estate counsel to a Fortune 500 multinational restaurant company, advising on nationwide leasing and acquisition matters, including ground leases, title insurance and landlord-tenant disputes across multiple jurisdictions.
- Served as lead real estate counsel to a U.S.-based real estate investment company in connection with a multiyear, \$250+ million shopping center acquisition program, advising on purchase agreements, title, survey, zoning, leasing and closings across multiple U.S. markets.
- Represent a U.S.-based real estate investment company in the ongoing acquisition, disposition and leasing of industrial and commercial assets, advising on purchase agreements, title, survey and zoning matters, due diligence, construction and tenant build-out agreements, and transaction closings.
- Act as outside real estate and development counsel to a private equity-backed platform company, advising on a multi-state ground leasing and development program for full-service car wash facilities and related asset dispositions.
- Represent a commercial real estate owner in the disposition of commercial properties in Arizona, including multi-tenant buildings and development parcels, with transaction values exceeding \$50 million.
- Represented a financial services company providing consumer lending and financial wellness solutions in negotiating a new office lease at a Class A office property in Miami, Florida.
- Represented a funeral services company in the sale of multiple real estate properties across Arizona as part of the sale of the overall business.
- Represent a specialty retail company in leasing and acquiring commercial real estate properties across Arizona to support its business operations.
- Represent an industrial machinery manufacturer purchasing and selling commercial real estate, including the purchase of an industrial facility for operational use.
- Represent a manufacturing and engineering company as ongoing counsel, including advising as tenant's counsel on negotiating a new lease for an industrial/commercial facility in Tucson, Arizona.
- Represented a Catholic health system and one of the country's largest nonprofit hospital chains in acquiring all of the Utah assets of the largest physician-owned private for-profit health care network in the U.S. and its affiliates.
- Served as landlord's counsel to a Texas-based health system in leasing medical

office space in Spring, Texas to a laboratory services company.

- Represented a leading provider of community-based drug and alcohol addiction treatment services in acquiring a privately-owned, outpatient opioid addiction treatment program located in Stockbridge, Georgia.
- Represented a leading provider of skilled nursing facility services in acquiring distressed senior living facilities that included two parcels of real property, a skilled nursing facility, assisted living facility and a specialty care assisted living facility in Mobile, Alabama, from receivership.
- Represented a global alternative investment manager, as landlord, in leasing a 259,737-square-foot warehousing and distribution facility in Fremont, California, with a base rent value of approximately \$70 million over 10.5 years.
- Advised a leading behavioral health provider on due diligence and regulatory matters in the \$50 million purchase of a residential substance abuse treatment program in Pennsylvania and a \$50 million purchase of a group of outpatient mental health clinics in California and Texas.
- Served as borrower's counsel to a global real estate asset management company in connection with a joinder of an existing loan agreement funded by a leading, highly diversified global investment manager headquartered in New York. The new property and land are being purchased and constructed in the state of Washington.
- Represented a Miami-based privately controlled real estate investment firm in the acquisition of property comprised of four warehouse/industrial buildings located in Tucson, Arizona.
- Served as co-counsel in the \$685 million acquisition of a 38-property industrial warehouse portfolio spanning Dallas, Atlanta, Nashville and Austin.