

Patrick J. Elder

SHAREHOLDER

Chicago, IL | 312.463.6324
pelder@polsinelli.com



Patrick Elder has a diverse and exciting practice that spans all aspects of real estate and business, including acquisitions/sales, design and construction matters, leasing, working on corporate structuring and equity documents, and construction and finance transactions. He represents developers, owners, purchasers, landlords, tenants, borrowers, and lenders in their transactions.

Patrick was named a 2009, 2011, 2012 and 2014 Rising Star by Illinois Super Lawyers.

Education

- University of Illinois College of Law (J.D., *cum laude*, 2001)
- University of Illinois (M.B.A., 2001)
- Miami University (B.A., *cum laude*, 1997)

Bar Admissions

- Illinois

Memberships

- American Bar Association

Recognition

- Illinois Licensed Real Estate Broker

Capabilities

- Real Estate Development
- Real Estate
- Real Estate Transactions
- Student Housing

Matters

- Developers with respect to the acquisition of a vacant parcels of land and subsequent design, construction, and development of senior living, student housing, multi-family,

retail, office and industrial projects.

- Negotiate equity and corporate joint venture documentation with capital partners and other investors.
- Recently negotiated and closed sale of large student housing project for approximately \$200M.
- Represent client in the acquisition of several office and retail properties in the State of Florida.
- Lessees and lessors on negotiation of various commercial/office/industrial leases nationally.
- Owners, contractors, and lenders in drafting and negotiating of design-build, architect's agreements, and other construction contracts for projects located in various jurisdictions.
- Negotiation of real estate contracts and agreements for acquisition and disposition of single and multi-site transactions nationally.
- Work on various elements of finance transactions.

Publications

June 18, 2025

Attorneys Say Look Before Leaping Back Into Senior Housing

Quoted, Law360