

Real Estate

Few firms can match the depth of Polsinelli's Real Estate practice — and fewer still do it at our national scale.

Our real estate team has perfected the balance between “debt” and “dirt” at a level rarely seen in large law firms, from capital stack structuring and site acquisition through ground-up development and, ultimately, ongoing asset and portfolio management.

National Real Estate Counsel for Complex, High-Value Projects

Frequently on the front lines of some of the largest real estate projects nationwide, Polsinelli's real estate attorneys serve as trusted advisors to sophisticated real estate owners, developers, investors, joint ventures and real estate funds. With over 350 real estate attorneys strategically located across the country, we bring together some of the country's top practitioners under one roof, with experience that cuts across all segments of the industry.

Full-Service Commercial Real Estate Across Asset Classes

We leverage deep relationships with both the financial institutions that fund the real estate market and the developers, owners, sponsors and investors that drive it. We represent clients who acquire, develop, manage, invest in and finance real estate across all asset classes, including:

- Office
- Industrial, including logistics centers, cold storage and self-storage
- Data centers and digital infrastructure
- Health care, including medical office building and hospitals
- Hospitality, including hotels, resorts and restaurants
- Residential and multifamily
- Senior housing and long-term care
- Student housing
- Retail
- Mixed-use developments
- Life science, including labs, vivariums and clean rooms

Publications

July 21, 2026

Proposed USDA Rules Could Expand Reporting Requirements for Data Center Projects: What Developers Need to Know

July 20, 2026

Treasury Provides Transition Roadmap for Opportunity Zones 2.0

June 22, 2026

Real estate's new center of gravity: Data centers

Quoted, CoStar

May 18, 2026

CRE Distress To Success: Alina Levi of Polsinelli On What Actually Happens When Assets Break, and How They're Fixed

Featured, Authority Magazine

May 15, 2026

Commercial originations surge 52% amid lender "feeding frenzy"

Quoted, The Real Deal

May 9, 2026

Investors are betting big on senior housing. There's just one problem—the baby boomers they're chasing can't pay the rent

Quoted, Fortune

February 11, 2026

Attorneys Tackle Office Conversion Puzzle Across The Country

Quoted, Law360

December 23, 2025

2025 Year in Review: Rob Koonin, Polsinelli PC

Featured, NYREJ

December 17, 2025

Polsinelli Eclipses \$1B Revenue Mark, Grows PEP to \$3M

Featured, The American Lawyer

December 10, 2025

'We have to start committing now,' senior living and care development expert says

Quoted, McKnights Senior Living

November 11, 2025

Data Centers in the Mid-Atlantic Face a New Legal Frontier: "Bring Your Own Generation"

October 8, 2025

Big Law Real Estate Practice Leaders Plot Growth

Quoted, New York Law Journal

September/October 2025

The Spacemakers

Quoted, Chain Store Age

September 25, 2025

5 Real Estate Takeaways From Trump's Sweeping Tax Law

Co-Author, Law360

September 12, 2025

PFAS Risk in the Development Lifecycle

August 25, 2025

Assessing Strategies For Mixed-Use Pro Sports Projects

Co-Author, Law360

August 25, 2025

Florida's SB 492 and the Future of Wetland Development

August 20, 2025

The Legal Side of CRE in 2025 with Eric Greenfield

Featured, The Matthews Podcast

August 6, 2025

Texas Tightens Real Property Ownership Rules for Foreign Nationals with SB 17

June 20, 2025

Texas Multifamily Revolution: Governor Abbott Considers Texas Senate Bill That Could Transform Zoning for Mixed-Use Residential / Multifamily Developments

June 11, 2025

South Korean CRE Mezz Lenders Push Back

Quoted, Law360

June 10, 2025

Mile-High Momentum: How Denver Is Reinventing Its Downtown

Quoted, Urban Land

June 3, 2025

Is Downtown on the Cusp of a Good Comeback Story?

Author, Colorado Real Estate Journal

May 29, 2025

Trump's Call for Implicit Guarantee for Fannie and Freddie Could Safeguard Multifamily Market

Quoted, GlobeSt.

May 7, 2025

Energize Denver: Updates help, unfunded mandates remain

Author, Colorado Real Estate Journal

April 29, 2025

1st Quarter 2025 Chapter 11, Healthcare and Real Estate Distress Indices

April 28, 2025

The Tariffs and Retail: Winners and Losers Emerge

Quoted, The Commercial Observer

April 16, 2025

Real Estate Lawyers Chart Dealmaking Under Tariffs

Quoted, Law360

April 10, 2025

Tenants put retail, office leasing on ice amid tariff uncertainty

Quoted, The Real Deal

April 2, 2025

Updates from the April 2025 New Market Tax Credit (NMT) Compliance Monitoring FAQs

March 10, 2025

Real Estate Transaction Finalists: S. Shawn Whitney, Polsinelli

Featured, Daily Business Review

February 13, 2025

SEC Halts Climate Rule Defense, But CRE May See Little Relief from Reporting Burdens

Quoted, GlobeSt.com

January 21, 2025

5Qs for real estate attorney Jared Rothkopf on retail's leasing frenzy

Quoted, Chain Store Age

January 9, 2025

AFIDA Penalties Are Coming: Costs for Renewable Development May Be More Than You Think

January 8, 2025

Why retail conglomerates are buying up New York City real estate

Quoted, New York Business Journal

January 6, 2025

Big Three Retailers Dominate Market Growth

Quoted, GlobeSt.com

November 12, 2024

3rd Quarter 2024 Chapter 11, Healthcare and Real Estate Distress Indices

November 2024

Is growth good? The alternative has consequences

Author, Colorado Real Estate Journal

November 1, 2024

Evolving Amenities at Purpose-Built Student Housing Communities

Quoted, National Apartment Association

October 29, 2024

Class A Retail Spaces in High Demand as National Chains Seek Smaller Footprints

Quoted, GlobeSt.com

September 24, 2024

Q&A with Charlie Smith, Attorney and Shareholder at Polsinelli

Featured, Mile High CRE

August 6, 2024

Proposed Rules for Class VI UIC Permits through the Colorado Energy and Carbon Management Commission

July 8, 2024

Mezzanine Loans and UCC Foreclosures: Recent NY Case Law on the Commercially Reasonable Standard

Co-Author, New York Law Journal

June 6, 2024

Is preferred equity the answer to the challenges borrowers are facing during The Great Reset?

Co-Author, Reuters

May 10, 2024

Colorado General Assembly Passes Trendsetter Affordable Housing Initiatives

May 6, 2024

Takeaways From The First Pickleball Minds Conference

Mentioned, Forbes

March 20, 2024

Interest Rates Remain the Same. What Will 2024 Bring?

Quoted, Commercial Property Executive

March 20, 2024

Fed Pauses Interest Rates for Fifth Straight Meeting, But Maintains Three 2024 Cuts

Quoted, Commercial Observer

March 15, 2024

Realtor settlement could bring 'seismic shift' to housing market

Quoted, The Hill

March 5, 2024

Colorado Introduces Bill to Promote and Expand Carbon Dioxide Capture and Sequestration

February 23, 2024

Polsinelli Real Estate Atty Made Co-Manager Of Chicago Office

Featured, Law360

February 1, 2024

DBR Announces 2024 Florida Legal Awards Honorees

Featured, Daily Business Review

January 4, 2024

Top 12 Multifamily Predictions for 2024

Quoted, Multi-Housing News

January 1, 2024

3 Federal Real Estate Policies To Watch In 2024

Quoted, Law360

2024

Real Estate Recycling: Supporting Office-to-Residential Conversions

Co-Author, University of Florida Journal of Law & Public Policy: Vol. 35: Iss. 1, Article 2

December 3, 2023

Why Are Real Estate Commissions 6%? – And Why that May be Changing

Quoted, CNN

December 1, 2023

How sponsors are using bridge loans to buy time until the recovery

Quoted, Real Estate Capital USA

November 29, 2023

The 'wait and see' approach: Why Nashville banks are cautious on commercial lending

Quoted, Nashville Business Journal

November 27, 2023

Office Landlords Increasing Pace Of Handing Properties Back To Lenders

Quoted, BisNow

November 26, 2023

More Office Building Landlords Are Giving Properties Back to Lenders

Quoted, CoStar News

September 12, 2023

Commercial Real Estate Hall of Fame: Polsinelli's Eric Greenfield

RE Journals

August 31, 2023

Sackett v. EPA Aftermath: EPA's New WOTUS Rule has Unforeseen Impacts in 27 States Challenging Previous Biden Rule

August 7, 2023

IRS Identifies Monetized Installment Sales as a Listed Transaction

July 2023

The Greening of Commercial Real Estate, ALI CLE

Author, The Practical Real Estate Lawyer

July 2023

Inflation Reduction Act Offers a Variety of Energy-Related Tax Incentives

Author, Pratt's Energy Law Report

May 30, 2023

Wetlands Redefined: Supreme Court Narrows Scope of Clean Water Act in Landmark Decision

May 23, 2023

Follow the Money: In Life Sciences, Private Cash Filling Funding Gap

Quoted, Bisnow

January 2023

Commercial Real Estate in the United States: Overview

Thompson Reuters Practical Law

Winter 2023

Delaware Statutory Trust Bridge Lending: Considerations for the Borrower, Senior Lender and Bridge Lender

Co-Author, The Real Estate Finance Journal

October 14, 2020

Direct Leasing Could Make Subleasing Issues Worse

Quoted, GlobeSt.com

February 2017

4th Quarter 2017 Chapter 11, Healthcare and Real Estate Distress Indices

Increases in Distress Indices Show Disturbing Economic Trend

December 2017

Surviving the Retail Shift: Looking Ahead; Lessons Learned from the Retail Shift

Co-Author

October 1, 2017

3rd Quarter 2017 Chapter 11, Healthcare and Real Estate Distress Indices

May 2017

1st Quarter 2017 Chapter 11, Healthcare and Real Estate Distress Indices

January 2017

4th Quarter 2016 Chapter 11, Healthcare and Real Estate Distress Indices

November 2014

3rd Quarter 2014 Chapter 11, Healthcare and Real Estate Distress Indices