HUSCH BLACKWELL



Kati Orso

PARTNER

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OVERVIEW

Kati is a versatile real estate attorney who delivers high-quality, cost-efficient solutions that reduce hurdles and give clients confidence in a smooth, predictable deal process—whether the project involves leasing, acquisitions, or development.

With nearly two decades of experience representing real estate investment trusts (REITs), publicly traded companies (including Fortune 500 companies), and privately held companies, Kati serves clients across a wide spectrum of real estate matters. Her practice includes national commercial leasing for office, medical office, and retail and restaurant uses (representing both landlords and tenants), as well as the acquisition and disposition of commercial assets such as retail centers, medical office buildings, office properties, and multi-family communities. She also has deep experience navigating complex, multi-asset portfolio transactions, including leading team of more than 20 attorneys through fast-paced, large-scale diligence reviews.

In 2014, Kati moved in house with a leading full-service retail developer. There, she prepared and negotiated retail leases, purchase and sale agreements, and developed documents for a real estate portfolio exceeding 12 million square feet of retail space across Texas and Louisiana. The client-side role offered insight into the business in ways outside counsel rarely experience. Working closely with the in-house construction, brokerage, and architectural teams deepened her understanding of how projects are built and how real-world constraints shape the language used in leases and

Industry

Real Estate, Development, & Construction

Services

Corporate Real Estate
Healthcare Real Estate
Hospitality
Real Estate Investment
Retail Real Estate

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development agreements. The role also clarified what strengthens partnerships with outside counsel—including a sensitivity to cost considerations and skill in navigating them.

When Kati was an undergraduate, a family member's cancer diagnosis introduced her to the complexities of the healthcare system and sparked an interest in healthcare law. After earning her law degree, she joined one of the largest law firms in the U.S., where she worked with its substantial healthcare team. She soon began handling leasing work for its largest healthcare client and discovered a passion for real estate law. Kati still enjoys seeing the tangible results of her efforts, passing properties where her leasing work played a key role in bringing tenants and spaces together.

Drawn to the firm's strong Texas presence and national platform, Kati joined Husch Blackwell in 2025 to support her growing practice. Clients value her extensive real estate experience and her practical, business-minded approach to getting transactions done. Informed by her in-house background, she knows how to get to the heart of a matter and focus on what truly matters.

Experience

- Represents a publicly traded national coffee brand on its national leasing portfolio, having negotiated more than 100 leases across the country, and advising on due diligence matters.
- Represents a national network of veterinary clinics, including emergency vets, urgent care vets, primary care vets, and specialty vets, on its nearly 500-location leasing portfolio.
- Represents a Texas-based family office in the acquisition and disposition and leasing of commercial assets across Texas, including retail centers, mixed-use properties, and raw land.
- Serves as local counsel to a multifamily developer on acquisitions, including title/survey review, coordinating land use and zoning diligence, and closing support for projects through Texas.
- Represents a national REIT in leasing its own corporate office space across multiple U.S. markets.
- Represented a publicly traded company in the lease of 50,000 square feet of lab and office space in North Austin.
- Represented landlord in the prominent Federal American Grill lease in downtown Houston.

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Experience

- Represented owner of approximate 1.4 million-square-foot mixed-use project located in suburban area of Houston in retail and office leasing.
- Represented a higher education institute as landlord in leasing approximately 300,000 square feet of retail space in Houston, covering national and regional retailers, restaurants, and other retail uses.
- Handled office leasing for up to six Class A office buildings in downtown Houston, including full-floor and multi-floor leases for national and global tenants.
- Represented a global financial services institution in office leases and amendments for office buildings in Washington, DC; Seattle; Glendale, California; Denver; and Austin.
- Represented a national dialysis provider in its U.S. clinic leasing portfolio.

Recognition

- BL Rankings' *The Best Lawyers in America*®
  - Real Estate Law, 2027
- Scene in SA, Best SA Lawyers
  - Real Estate Transactions, 2022-2024

Education

- J.D., University of Houston Law Center
- B.A., Trinity University
  - History
  - Business Administration

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Admissions

- Texas

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*By appointment only.

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