



## David B. Lemkemeier

### SENIOR COUNSEL

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### OVERVIEW

Clients count on David's broad real estate transactional and finance experience to develop successful strategies across virtually all classes of commercial real estate.

David regularly advises local and national clients on a wide range of complex commercial real estate challenges, including acquisitions and dispositions, leasing, financing, project development, joint venture structuring, securing entitlements and incentives, and preparing indentures. His practice spans virtually all classes of commercial real estate, including:

- Industrial
- Commercial office
- Multi-family
- Mixed-use projects
- Retail
- Higher education

David is adept at tackling his clients' most complex real estate-related issues at all project phases, from land acquisition, project financing, and tax incentives to leasing and dispositions. Whether clients require deep knowledge on a single, high-profile project or a broad-based approach to handling entire real estate portfolios, David draws on over two decades of private practice to guide clients

### Industry

Real Estate, Development, & Construction

### Services

Banking & Finance

Corporate Real Estate

Franchise & Distribution

Land Use

Public-Private Partnerships (P3)

Retail Real Estate

through the complexities of real estate development and transactions, as well as related corporate law issues.

David has particular experience advising clients in connection with infill real estate development projects, franchise system real estate issues, and the development of technology and innovation districts, including complex purchase and sale agreements, easements and licenses, master development agreements, district declarations and indentures, public-private partnership (P3) agreements, and development incentives.

## Experience

### **MULTI-FAMILY**

- Land assemblage, financing, equity joint venture structuring, multifamily project development, entitlements and dispositions.

### **OFFICE/INDUSTRIAL**

- Build-to-suit leasing, acquisition, and development, including development of a multi-building flex office industrial park; extensive leasing experience representing both landlords and tenants.

### **MIXED USE, TECHNOLOGY DISTRICT**

- Land assemblage, development, complex ground leases, easements, licenses and management agreements, indentures, covenants and restrictions, infrastructure development agreements, public/private partnership structuring and implementation, development incentives.

### **RETAIL/RESTAURANT**

- Acquisition, leasing, development, and disposition of more than 500 properties in 25 states; multi-state sale-leaseback, build-to-suit and reverse build-to-suit, transactions; development of multi-parcel sites for shopping center developments.

## Recognition

- *The Best Lawyers in America*®
  - Real Estate Law, 2014-2026

## Education

- J.D., Washington University in St. Louis School of Law
- B.A., Wesleyan University
  - History, Government and Economics

## Admissions

- Missouri

## Community Leadership

- KIPP St. Louis, St. Louis, MO, Board of Trustees
- John Burroughs School, St. Louis, MO, Board of Trustees
- Danforth Plant Science Center, St. Louis, MO, Danforth Leadership Council



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