

## HEALTHCARE REAL ESTATE

Husch Blackwell counsels national and regional healthcare clients on their real estate portfolios. We are committed to understanding each client's unique business model and objectives so we can deliver service efficiently and cost-effectively when handling their real estate transactions nationwide.

Our team has a national reputation for representing award-winning hospitals and health systems, academic medical centers, retirement communities, individual physicians and physician groups, and other healthcare providers. When clients have in-house counsel, we work closely with the legal and management teams to ensure collaboration and maintain communications through the life of the project.

### Our guidance to clients in the healthcare real estate sector includes:

- Acquisitions and dispositions
- Certificates of need
- Construction and design
- Development
- Development incentives
- Finance
- Land acquisitions



*The team at Husch Blackwell knows our industry. From negotiating agreements to helping us with strategic decision-making, the Healthcare team is always responsive and exceeds expectations.*

— Usman Mirza,  
CEO, The San  
Antonio  
Orthopaedic Group

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### Contact Information

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Leasing

Licensing and regulatory compliance

Litigation and dispute resolution

Loan workouts and restructurings

Property management agreements

Regulatory compliance

Sale/leaseback arrangements and like-kind exchanges

Taxation

Zoning and land use

## Representative Experience

Represented a healthcare district in the leasing and development of commercial real estate properties for hospital and related medical uses in connection with the creation of a medical school/teaching hospital campus.

Advised physician groups and developers in the acquisition, development and leasing of medical office buildings.

Counseled a regional health system on the issuance of approximately \$360 million in tax-exempt bonds.

Represented healthcare company in purchase of 60-bed hospital in Austin, Texas.

Counseled developer in the \$45 million sale of two assisted living and memory care communities totaling 112 units in Colorado.

Assisted in forming a limited partnership (LP) to acquire an existing MOB and in offering units in the LP to members of a large hospital's medical staff. Several years after the initial offering, we handled the equity and debt sides of financing for development and construction of an adjoining MOB and multilevel parking facilities. This work also involved an offering of additional limited partnership interests to medical staff members and construction financing.

Represented the largest hospital in Nebraska in real estate matters, including leasing and purchases.

Developed hospital-owned MOBs, including medical office condominiums.

Developed several construction sites for new hospitals, including land use and permitting, zoning, and construction development.

Represented two hospitals in the acquisition, ground leasing and building leasing of an MOB and an acute care general hospital, including all zoning and subdivision work related to the project.

Advised client on the development of an approximately 160-acre mixed-use development site and the sale of approximately 44 acres of the site to a potential healthcare facility developer.

Represented a skilled nursing care and retirement living company in the financing, construction, development, and leasing of a 60,000-square-foot MOB.

Handled litigation regarding a failed physician/hospital

MOB joint venture in Montana.

Represented specialty hospital client in placement of a hospital on the campus of a regional shopping center. We handled all financing, leasing, ground leasing, and zoning, as well as construction of a skywalk connecting the hospital and an adjacent MOB.

Represented investment company in the acquisition, financing, management, and subsequent sale of 232-bed skilled nursing facility and dialysis center.

Represented the developer in the acquisition, financing and leasing of 84South in Greenfield, Wisconsin, to Aurora Health Center for a large medical office building.

Represented a county in the sale of a 202-acre medical campus to the health institutions located there. The sale was a monumental achievement for the county, freeing it from landlord responsibilities that were impeding development in the area.

Represent Texas-based hospital system in healthcare leasing matters, including ground leases for new development, office leasing for medical office buildings, and timeshare agreements.