

Derek Neathery

PARTNER

Chicago

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About Derek

Customized and thoughtful real estate counsel for institutional investors

Derek Neathery is a real estate attorney who advises real estate investment trusts, insurance companies, pension funds, private equity investors and others in the areas of:

- **Acquisitions and dispositions**, including portfolio and multi-state transactions
- **Joint ventures**
- **Development**
- **Leasing**
- **Asset management**

Derek excels at problem solving for transactions, bringing an even-tempered, strategic mindset to negotiations with opposing parties and providing practical, results-oriented advice to clients. Clients appreciate Derek's full-service approach, tailoring legal solutions to both their current needs and their long-term business goals.

Experience in Action

- **Representing clients in a variety of transactions involving senior housing, office, retail, industrial, hotel and multifamily assets** throughout the United States, including portfolios of properties.
- **Extensive experience in transactions involving senior housing**, including representing owners in negotiation of joint venture and management agreements with major operators.

Education and Honors

Northwestern University, Kellogg School of Management, Certificate, Quarles & Brady Leadership Program (2016)

University of Wisconsin Law School (J.D., *magna cum laude*, 2005)

- Order of the Coif

University of Michigan (B.A., 2001)

- *University Honors*

Bar Admissions

Wisconsin

Illinois





- **Advising on the development and sale of mixed-use projects**, including negotiation of declarations of covenants, conditions and restrictions and similar agreements.
- **Representing landlords and tenants in scores of office and industrial leasing transactions**, including preparing form leases for landlords of multi-tenant office properties and negotiating pre-construction leases for new office developments.

Successes

- Sale of 180-acre retail center outside Dallas containing over 800,000 square feet of retail space, on behalf of a major institutional investor sponsored REIT, for \$170 million.
- Representation of a landlord in all leases for a 240,000 square foot office project developed in Raleigh, N.C., including all pre-construction leasing required to commence development.
- Representation of landlord in all leases for a 750,000 square foot office building in Chicago owned by major institutional investor.
- Represented a high-quality senior housing operator and developer in connection with the formation of a joint venture to develop a 161-unit senior housing project in the suburbs of Milwaukee, containing licensed assisted living and memory care units as well as independent living units, including all development, easement and management agreements.
- Represented a high-quality senior housing operator and developer in connection with acquisition of a \$326 million seven-property portfolio of high-end, private pay senior housing assets in New Jersey, Maryland, Virginia and Florida from a joint venture between a major senior housing developer and an international private equity firm.
- Represented a high-quality senior housing operator and developer in connection with the acquisition of a \$72.5 million newly-constructed, high-end senior housing community in Westchester County, N.Y., from a joint venture between a major senior housing developer and an international private equity firm, including resolving significant regulatory, corporate control and liability issues.

Capabilities

Real Estate

Acquisitions and Dispositions

Real Estate Finance

Long-Term Care and Senior Housing

Land Use, Zoning and Development

Leasing

Professional Recognitions

- *Best Lawyers in America*[®] (2022, 2023, 2024: Real Estate Law)
- *Illinois Super Lawyers*[®] "Rising Stars" (2014-present: Real Estate)





Professional & Civic Activities

- Chicago Loop Alliance, Planning and Advocacy committee member

