



Gregory E Spitzer

Partner, Real Estate Department
gregoryspitzer@paulhastings.com

Gregory E. Spitzer is a partner in the Real Estate practice of the Paul Hastings Chicago office. He represents public and private companies and private equity firms in connection with acquisition, disposition and financing transactions. Mr. Spitzer's practice includes all aspects of commercial real estate acquisitions and dispositions, development, leasing, financing and re-structuring matters. Mr. Spitzer has a particular focus in the areas of real estate restructurings and structured leasing transactions, including synthetic leasing, sale-leaseback and leverage lease transactions.

Mr. Spitzer previously served on the board of directors of a public real estate and securities company. He also previously served as an Adjunct Professor of Law at the University of Minnesota School of Law and as a guest lecturer at Northwestern Law School and DePaul University School of Law. He has authored or co-authored numerous articles and publications in the commercial real estate area.

Recent Representations

General Real Estate:

- Represented client in the joint venture formation and acquisition and development of an office building and subsequent conversion for a hotel project.
- Represented client in connection with acquisition of a downtown office building, its demolition and construction of a new office complex.
- Represented public company client in the leasing of a Chicago area office building for relocation of its corporate headquarters.
- Represented public company client in the acquisition of a suburban office building.
- Represented client in the joint venture formation and acquisition and financing of office/industrial center complex.
- Represented client in the joint venture formation and acquisition, development

Chicago

T: 1(312) 499-6071
F: 1(312) 499-6171

Practice Areas

Real Estate Restructuring and Reorganization
Alternative Lender and Private Credit
Real Estate Equity Investments and Joint Ventures
Real Estate
Real Estate Finance
Data Centers
Finance
Internet of Things
Real Estate Acquisitions and Dispositions

Admissions

Illinois Bar

Education

Northwestern University
Pritzker School of Law, J.D.
1989
University of Illinois at Urbana-Champaign, B.S.
1985

Gregory E Spitzer (Continued)

and conversion of industrial buildings to condominiums.

- Represented client in a \$125 Million construction loan for a condominium project in Chicago.
- Represented international lender in connection with a term loan, permanent loan and existing loan modification to a manufacturing company for acquisition of an existing business secured by the personal property and real property assets of the acquired company.
- Represented pension fund in the purchase of a regional shopping center.

Sale/Leaseback:

- Represented client in \$440 Million sale-leaseback transaction of a portfolio of department stores.
- Represented client in \$600 Million sale-leaseback transaction in connection with the acquisition of a restaurant chain.
- Represented client in the sale-leaseback of a college campus.
- Represented client in the acquisition of over 400 bowling centers and its related \$250 Million sale-leaseback transaction of over 180 bowling centers.
- Represented client in \$174 Million sale-lease back transaction involving industrial properties.
- Represented client in a series of acquisition, development, sale/leaseback and financing transactions for a portfolio of warehouse and distribution centers across the United States.
- Represented client in \$160 Million off balance sheet leveraged lease transaction for the acquisition and development of the largest natural gas storage field in North America.
- Represented client in \$150 Million leverage lease transaction for its corporate campus.
- Represented client in \$70 Million synthetic lease facility for construction of warehouse and distribution centers across the United States.
- Represented client in a series of black box synthetic lease transactions for the financing and development of senior living centers.

Data Centers:

- Represented an interconnection and data center provider client in financing its data center facilities in Illinois and California, and in its subsequent sale.
- Represented data center client in negotiation of its senior secured credit facilities.
- Represented client in its acquisition of a portfolio of fiber optic and transmission lines.
- Represented an internet company client in connection with its leasing and development of a regional data center facility.

Gregory E Spitzer (Continued)

- Represented an internet client in the lease of a data center facility.

Bankruptcy:

- Represented purchaser in the acquisition of a pizza restaurant chain out of bankruptcy.
- Represented newspaper company in real estate matters related to its bankruptcy and restructuring.
- Represented theme park operator with 20 parks in real estate matters related to its bankruptcy and restructuring.
- Represented airline in real estate matters related to its bankruptcy and restructuring and \$1.7 Billion special facility bond litigation.
- Represented client in \$200 Million DIP Loan to international time share company.
- Represented private equity fund in the acquisition of secured lien claims of a restaurant chain in bankruptcy which liens were secured by 90 store locations.

Hospitality:

- Representing purchaser for the acquisition of an equity interest in a Chicago hotel/condominium project.
- Represented client in \$80 Million construction loan and subsequent bond financing for a student housing project in Chicago.
- Represented client in \$500 Million joint venture acquisition of international hotel chain, including owned, leased and managed hotels in over 80 locations.
- Represented purchaser in the acquisition and financing of a chain of health/racquet clubs.

Accolades and Recognitions

- Chambers and Partners (2007-Present, Band 3)
- Legal 500 (2010-2011)
- Leading Lawyers Network - Real Estate Construction & Environmental Member (2010-Present)
- Illinois Super Lawyers (2006-Present)

Speaking Engagements and Publications

- Speaker, University of Illinois Rho Epsilon, "Real Estate Financial Markets," April 18, 2018
- Speaker, Insights 2016 Client Conference, "The Impact of New FASB/IASB Accounting Standards," May 10, 2016
- Speaker, CBRE Client Summit, "International Data Center Deployments-Rules of Engagement," May 5, 2016
- "FASB Issues New Lease Accounting Standards," Stay Current Client Alert

Gregory E Spitzer (Continued)

- authored with Bradley V. Ritter and Joseph M. Hammon March 22, 2016
- Speaker, The Fourth Annual Greater Chicago & Midwest Data Center Summit, June 16, 2015
- Speaker, University of Illinois Rho Epsilon, "Real Estate Restructurings: Legal Aspects," May 5, 2015
- Speaker, Chicago Mortgage Attorneys Association, Mezzanine Financing Best Practices, April 15, 2015
- Interviewed and quoted in Law360 "New Accounting Rules to Spur Balance Sheet-Friendly Leases" article, May 28, 2013
- "Recent Amendment Addresses In re Crane" mortgage case, Stay Current Client Alert authored with Bradley V. Ritter and Aaron M. Tucker March, 7, 2013
- "The Debt Stack: Lessons Learned from the Great Recession," Paul Hastings September 13, 2012
- Guest Lecturer, Illinois Institute of Technology, College of Architecture, Entrepreneurship and Innovation in Architecture - A Guide for Architects Working with Attorneys, October 2011
- "Who has the Keys? Distressed Hospitality Assets: An Overview of Pertinent Legal Issues," PLI March 2011
- "Who Really is in Charge? Dealing with Distressed Landlords and Lenders-in-Possession," ICSC November 2010
- "Distressed Real Estate Update: Practical and Legal Issues," Part 2 of 2, Paul Hastings June 2010
- "Distressed Real Estate Update: Practical and Legal Issues," Part 1 of 2, Paul Hastings May 2010
- "The Impact of Bankruptcy on Corporate Real Estate," AECRE Fall Forum 2009
- Panelist, Northwestern Law School, Real Estate Panel, November 5, 2009
- Panelist, University of Michigan, Current Conditions in Real Estate Seminar, October 2007, 2008 and 2009
- "Troubled Real Estate in Troubled Times," "Has Real Estate Gone Green and Other Questions of Our Time?" March 2009 Super CLE, University of Minnesota
- "Assignment of Voting Rights in Intercreditor Agreements," The ACREL Papers, Fall 2007
- "Opting In" to Article 8 and Other Mezzanine Financing Best Practices," The ACREL Papers, Fall 2007
- "Sale-Leaseback Transactions in Today's Private Equity Environment," Venture Capital Review, Spring 2007
- "Pre Bankruptcy Issues: What to Think About Before the Case is Filed," The

Gregory E Spitzer (Continued)

ACREL Papers, Spring 2006

- “Title Insurance: an Introduction,” “Using the Bankruptcy Code as a Leveraging Device in Acquiring, Selling, or Repositioning Distressed Real Estate,” Pre Petition Issues: A Few Things to Consider Before Filing,” March 2006 Super CLE, University of Minnesota
- “Unlocking the Value of Your Real Estate Assets,” May 2003, Franchise Times
- Sale-Lease Back Offers Compelling Alternative, New York Law Journal, November 25, 2002
- “The Evolution Continues: The REIT Modernization Act,” US Business Review, March/April 2001
- Electronic Media In Real Estate Transactions - ICSC Conference, October 2000

Professional and Community Involvement

Law School Teaching:

- University of Minnesota, 1998 – 2000, Adjunct Professor of Law - Real Estate Transactions Seminar
- Northwestern University School of Law - Guest Lecturer
- Michigan Law School - Guest Lecturer
- DePaul University Law School, Guest Lecturer, 2001-2002

Professional Organizations / Licenses:

- Christopher House - Board Member (2007-Present)
- Chicago Central Area Committee – Board Member (2005-2014)
- American College of Real Estate Lawyers - Member (2005-Present)
- John Marshall Law School Center for Real Estate Law, LLM Program- Advisory Board Member
- Illinois Bar Admission (1989)
- Certified Public Accountant Exam, Illinois (1985)

Education

- Northwestern University School of Law, J.D., May 1989
- University of Illinois (Urbana, Illinois), B.S. in Finance, May 1985 (with Highest Honors)

News

May 01, 2019

Paul Hastings Practices and Lawyers Score Top Rankings in Chambers USA 2019

Gregory E Spitzer (Continued)

May 11, 2018

Paul Hastings Practices and Lawyers Score Top Rankings in Chambers USA 2018

June 13, 2017

Peak 10 to Acquire ViaWest from Shaw Communications for \$1.675 billion

June 05, 2017

Paul Hastings Practices and Lawyers Score Top Rankings in Chambers USA 2017

June 08, 2016

Paul Hastings Practices and Lawyers Score Top Rankings in Chambers USA 2016

May 20, 2015

Paul Hastings Practices and Lawyers Score Top Rankings in Chambers USA 2015

December 03, 2014

Paul Hastings Advises Banks Arranging \$550 Million Financing for Carlyle Group's Acquisition of Southeast PowerGen

May 27, 2014

Paul Hastings Practices and Lawyers Score Top Rankings in Chambers USA 2014

May 27, 2013

Paul Hastings Employment Practice Honored with Chambers "Award for Excellence" and Firms Leading Practices and Lawyers Ranked in Chambers USA 2013

June 07, 2012

Paul Hastings Excels in Chambers USA 2012 Guide

June 10, 2011

Paul Hastings Excels in Chambers USA 2011 Guide

June 01, 2011

Paul Hastings Representing Equity LifeStyle Properties in \$1.43 Billion Real Estate Portfolio Acquisition

Gregory E Spitzer (Continued)

June 01, 2011

Paul Hastings Soars in 2011 Edition of Legal 500 US

March 01, 2011

Paul Hastings Advises TPG Capital on Acquisition of Catellus Properties from ProLogis

June 14, 2010

Paul Hastings Garners Top Rankings in Chambers USA 2010 Guide

June 07, 2010

Paul Hastings Excels in 2010 Edition of Legal 500 US

June 17, 2008

Paul Hastings Attorneys Recognized as Super Lawyers and Rising Stars in Northern California, Southern California, Georgia, Illinois, New York and Washington, D.C.

Insights

March 22, 2016

FASB Issues New Lease Accounting Standards

October 08, 2013

Key Issues Surrounding Data Center Developments and Leasing

March 07, 2013

Recent Amendment Addresses In re Crane

August 17, 2009

General Growth Update II:

Bankruptcy Court Issues Significant Ruling Allowing SPE Debtors to Remain in Bankruptcy

June 22, 2009

Recent Updates to the LEED Program

Rankings & Awards

Gregory E Spitzer (Continued)

April 26, 2019

Recognized by Chambers USA 2019

May 15, 2018

Recognized by Chambers USA 2018

June 05, 2017

Recognized by Chambers USA 2017

June 08, 2016

Recognized by Chambers USA 2016