

People



## Lawrence A. Eiben

Co-Deputy Chair, Real Estate Practice Group

Chicago

T: +1 312 634 5740

lawrence.eiben@akerman.com

vCard

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” The Akerman team led by Lawrence Eiben were very diligent... [Lawrence] responded to our questions and inquiries so quickly and made updates in a timely manner.

- *Legal 500*

Lawrence Eiben focuses his practice on a range of transactional matters for commercial real estate clients. He represents REITs, real estate funds, real estate joint ventures, and developers in connection with acquisitions, sales, developments and financing of office buildings, shopping centers, mixed-use projects, multifamily buildings and complexes, self-storage facilities, and industrial centers. In addition, he handles office, industrial, and retail leasing matters for landlords and tenants.

### Notable Work

- Representation of a real estate fund in connection with a \$193 million portfolio mortgage loan secured by Class A office buildings in Chicago and Miami.
- Representation of a Korean real estate fund in connection with the \$331 million acquisition of a 50-story Class A office tower in Chicago comprising over one million rentable square feet of space.

### Areas of Experience

Real Estate  
Real Estate Acquisitions and Sales  
Real Estate Financing  
Automotive Retail  
Commercial Leasing and Development  
Qualified Opportunity Zones  
Distressed Property  
Lease Restructuring and Workouts  
Data Centers and Digital Infrastructure  
Renewable Energy and Electric Power  
Japan

### Education

J.D., Loyola University Chicago School of Law, 1997  
B.B.A., University of Notre Dame, 1994

### Admissions

#### Bars

Illinois

#### Courts

U.S. District Court, Northern District of Illinois

### Related Content

*The Legal 500* Ranks Akerman Among Top National Firms  
June 14, 2024

*Connect CRE* Honors Four Akerman Partners with Lawyers in Real Estate Award  
December 12, 2023

Akerman Maintains Top Ranking in *The Legal 500* for Middle Market M&A and Land Use  
June 24, 2021

- Representation of a joint venture in connection with a \$131 million financing of a self-storage portfolio.
- Representation of a real estate fund in connection with the acquisition of an industrial portfolio for \$58.6 million.
- Representation of an institutional investor in connection with joint venture for the development of \$200 million Class A Office Tower in Seattle, WA.
- Representation of a developer in connection with the ongoing development of a 147 unit condominium tower designed to achieve LEED® Silver certification.
- Representation in negotiation of the acquisition and development agreement with a municipality on behalf of a not-for-profit corporation for the acquisition and construction of gymnasium designed to achieve LEED® Gold certification.
- Representation of a developer in connection with the acquisition, redevelopment and conversion of a landmark office tower to a mixed-use luxury commercial and residential tower.
- Representation of a joint venture in connection with the acquisition, financing, and redevelopment of a 396 unit multifamily complex.
- Representation in negotiation of a joint venture agreement on behalf of developer in connection with the financing and acquisition of a 279 unit mixed-use high-rise development in downtown Chicago.
- Representation of a developer in connection with its acquisition, financing and management of a portfolio of multifamily and mixed-use buildings.
- Representation of a developer in connection with the acquisition, financing, development, and construction of numerous condominium buildings and the sale of the condominium units.
- Representation of a health care company in connection with its acquisition of 110-acre site for the development of new medical campus.
- Representation of a developer in connection with a vertical subdivision of a downtown office building for development of a luxury hotel.
- Representation of a national entertainment group in connection with the acquisition of a prominent historical theatre.
- Representation of a real estate company in connection with the operation and leasing of a portfolio of industrial properties.
- Representation of a developer in connection with 1031 tax-deferred exchanges of real property interests.
- Representation of a developer in connection with the negotiation of forbearance agreements and the sale of distressed assets.

## Published Work and Lectures

- Real Estate Lending Association (RELA), Chicago Chapter, Moderator, “Institutional Equity Outlook”, December 17, 2020
- [2019 Akerman U.S. Real Estate Sector Report](#), Contributor
- *American Bar Association - Real Property, Probate and Trust Journal*, Author, “Who’s on First - Protecting the Commercial Mortgage Lender,” 2001

## Affiliations

- American Bar Association, Member
- Chicago Bar Association, Member

- Urban Land Institute (ULI), Member; Sustainable Developments Product Council, Member
- U.S. Green Building Council (USGBC), Illinois Chapter, Member; Research and Education Committee, Member
- Catholic Charities of the Archdiocese of Chicago, Legal Advisory Committee, Member

## Honors and Distinctions

- U.S. Green Building Council LEED® Accredited Professional (LEED AP)
- *The Legal 500*, 2020-2021, 2023-2024, Recommended for Real Estate - Real Estate
- *Connect CRE*, 2023 Lawyer in Real Estate Award Winner, Chicago & Midwest