akerman

People

Allison Nelson

Co-Deputy Chair, Real Estate Practice Group

Denver
T: +1 303 260 7712

allison.nelson@akerman.com
vCard

Allison Nelson focuses her national practice on representing healthcare systems in complex real estate transactions and mergers and acquisitions. In the healthcare sector, Allison negotiates compliant sales and acquisitions, joint venture developments, and leases, ground leases, and subleases. She partners with clients to build and improve systems to manage real estate portfolios to ensure compliance with federal and state healthcare regulatory laws. She is also experienced in navigating clients through real estate compliance investigations by the U.S. Office of Inspector General (OIG).

Allison guides clients in retail, industrial, office, mixed-use, senior living, and home builder sectors, through all aspects of commercial real estate transactions, including acquisition, entitlement, development, financing, and disposition. She represents both landlords and tenants in negotiation of master leases, ground leases, leases, and subleases for office parks, industrial centers, retail centers, anchor locations, and distribution and warehouse space. She has served as lender's counsel in commercial real estate transactions for national lenders and as receiver's counsel for court-appointed receivers of retail, office, multi-family, senior living, and other commercial properties.

Notable Work

University System: Represented a university system in a joint venture development of a $500 million rehab hospital.

National Nonprofit Healthcare System: Represented a national nonprofit healthcare system in a $1.2 billion acquisition of a hospital system that included five hospital campuses and various off campus properties.

Healthcare System Transactions: Represent healthcare systems in acquisitions, leasing, joint-venture development, and disposition of ambulatory and urgent care centers, hospitals, MOBs, radiology and

Areas of Experience

Healthcare Real Estate
Real Estate
Real Estate Acquisitions and Sales
Real Estate Financing
Health and Life Sciences
Hospitality
Senior Living and Care

Education

J.D., University of Florida Levin College of Law, 1999, with high honors; Order of the Coif, *Florida Law Review*; Environmental Policy and Management Certificate, College of Environmental Engineering

B.A., University of North Florida, English Literature, 1995, magna cum laude

Admissions

Bars

Colorado
Florida

Related Content

Stacy Bercun Bohm and Allison Nelson Named Women of Influence
April 11, 2024

Three Akerman Partners Selected Among *Connect CRE's* Women in Real Estate's 2023 Award Winners
October 23, 2023

Akerman Sponsors Move It with Purpose Event
September 01, 2023

other labs, surgical centers, diagnostic facilities, senior living facilities, and retail medical space.

Distressed Commercial Properties: Represent court-appointed receivers for distressed commercial properties in multiple foreclosure transactions.

Commercial Loan Transactions: Represent a national institutional lender in over 30 commercial loan transactions in South Florida.

Distressed Properties: Represent borrowers and lenders in negotiating forbearance agreements and restructuring loans for distressed properties.

Medical Office Building: Represented a hospital repositioning a 100,000 square foot medical office building adjacent to a hospital by renegotiating leases with over 70 physician and physician group tenants, restructuring financing, and implementing new accounting and compliance protocols, ensuring the sale of the hospital campus to a university system.

Residential Development: Represent national homebuilders in the development of single-family homes and master planned communities throughout Florida and Colorado.

Headquarters Sale: Represent the developer in the sale of the U.S. Olympic Headquarters building in Colorado Springs, Colorado.

Lease Negotiations: Represent anchor tenant in lease negotiations in the Union Station redevelopment area.

Urban Mixed-Use Development: Represented developers of urban residential mixed-use, high-rise condominium projects in Denver.

Multifamily Development: Represented developer in the assemblage and refinancing of property for multifamily development in West Palm Beach, Florida.

Eminent Domain: Represented an industrial manufacturer in eminent domain negotiations in connection with the development of the RTD light rail system in Colorado.

Related Professional Experience

- Florida Coastal School of Law, Professor, 1999

Published Work and Lectures

- Practising Law Institute (PLI) Negotiating Commercial Leases 2024, Speaker, “Commercial Leases: Stayin’ Alive - Top 10 Tips for Surviving and Thriving in Life Sciences,” February 23, 2024
- Real Property, Trust and Estate Law Section (RPTE) 34th Annual National CLE Conference, Speaker, “End of the Road: Key Considerations in Ground Lease Surrenders,” April 26 - 29, 2022
- Association of Corporate Counsel (ACC) South Florida’s 11th Annual CLE Conference, Speaker, “Roaring Into the 20s: The Next Decade In-House,” April 30, 2021
- *GlobeSt.com*, Quoted, “Landlords Stand to Benefit from Surging Medical Practice M&A,” July 15, 2020
- Strafford Publications, Webinar, Presenter, “Medical Office Leases: Navigating Stark Law, Anti-Kickback Statute, Operational Restrictions, and More,” June 25, 2019
- 2019 Akerman U.S. Real Estate Sector Report, Contributor

- 2018 Akerman U.S. Real Estate Sector Report, Contributor
- Strafford Publications, Presenter, "Medical Office Leases: Navigating Stark Law, Anti-Kickback Statute, Operational Restrictions, and More," April 19, 2017
- ABA Section of Real Property, Trust & Estate Law Spring Symposium, Presenter, "From the Group Up: Digging Into the Complex Issues Raised in Ground Leases," April 20, 2017

Honors and Distinctions

- *GlobeSt*, 2024, "Women of Influence" Honoree for the CRE Legal Counsel Category
- *Connect CRE*, 2023 Women in Real Estate Award Winner for the Phoenix & Southwest Region
- *Bisnow*, 2023 "Denver Women Leading Real Estate" Honoree
- *The Best Lawyers in America,* 2010-2024, Listed in Colorado for Real Estate Law
- *Connect CRE*, 2022 Lawyers in Real Estate Award Winner for the Phoenix & Southwest Region
- *The Legal 500* 2020-2021, Recommended for Real Estate and Construction – Real Estate
- *Globe St. Real Estate Forum*, 2021, "Influencers in Healthcare Real Estate" Honoree
- *5820* Magazine, 2018, Recognized as a "Top Lawyer in Real Estate"
- Outstanding Women in Business, Nominee, 2015
- *Super Lawyers*, 2010-2013, Listed in Colorado as a "Rising Star"