

## Practices

# Healthcare Real Estate

Amid shifting federal and state policy agendas, emerging technologies, and continued consolidation, significant impacts are being felt across the healthcare sector and business operations are evolving to keep pace. This is especially true in the area of real estate, where facility needs continue to change. Maintaining the right property balance, whether through development, acquisition, or disposition, requires guidance from highly skilled legal counsel with a deep understanding of the healthcare sector.

Recognized by *Best Lawyers* as a national tier one law firm for Real Estate, Construction, Land Use and Zoning Law, Akerman represents publicly traded REITs, developers, and institutional investors in the development and financing of public and private healthcare facilities across the United States. Lauded by *Chambers USA* as “strategic, insightful, and extremely thorough,” our lawyers are involved in all aspects of developing and managing healthcare real estate, including medical office buildings, senior living facilities, hospitals, laboratories, ambulatory surgery centers, pharmacies, urgent care centers, and other healthcare facilities.

Our multidisciplinary team, which includes LEED accredited lawyers and government affairs professionals, provides practical advice to help our clients meet their objectives. We routinely guide clients through compliant structuring of real estate transactions ranging from complex joint venture construction projects to designing compliant sublease programs. In addition, we partner with

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## Connect With Us



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## Our Team

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## Related Work

Commercial Leasing  
and Development  
Construction  
Construction Litigation  
and Dispute Resolution  
Corporate Finance and  
Lending  
Environment and  
Natural Resources  
Health and Life  
Sciences  
Healthcare  
Healthcare Licensure  
and Compliance

clients to create legal, business, and compliance systems to manage their healthcare real estate portfolios and navigate real estate compliance investigations by the U.S. Office of Inspector General (OIG).

Land Use and Development  
Physician Transactions and Health Ventures  
Public-Private Partnerships  
Real Estate  
Real Estate Acquisitions and Sales  
Real Estate Litigation  
Tax-Exempt Organizations

## What We Do

- Acquisition and sale of healthcare facilities
- Development and redevelopment of on and off campus healthcare facilities
- Joint venture formation and project development
- Financing and refinancing of tax-exempt hospitals and other medical facilities
- Land use, zoning, and entitlements
- Healthcare licensure and regulatory compliance
- Green building and incentives
- Environmental due diligence and permitting
- Landlord and tenant leasing and subleasing
- Construction contract administration and design-build
- Real estate and construction litigation and dispute resolution
- Physician practice and healthcare system mergers and acquisitions
- Building and regulatory code compliance
- Public-private initiatives