

People



Spencer E. Malley

Partner, Real Estate

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Spencer Malley focuses his practice on advising national healthcare organizations to grow and manage their real estate portfolios. Spencer understands how healthcare laws impact real estate transactions and assists clients in developing processes to proactively mitigate risk and produce outcomes consistent with overall business objectives. He has substantial experience drafting and negotiating leases, subleases, and amendments, in addition to ancillary documents such as assignments, estoppels, and SNDAs. He also assists in the acquisition and disposition of leasehold interests and other real estate assets as part of corporate mergers, acquisitions, and consolidations.

In addition to his healthcare experience, Spencer has represented developers and landlords throughout the development, leasing, and disposition stages of industrial projects, including negotiating purchase and sale agreements, and performing title and survey due diligence. Spencer has represented commercial landlords and tenants in lease negotiations for retail and office properties, as well as helped clients manage ongoing landlord-tenant relationships with an eye toward the long-term.

Notable Work

Medical Office Building Sale/Leaseback: Represented Fortune 500 healthcare company in \$100 million sale/leaseback transaction of 160,000 square foot medical office building.

Healthcare Services Companies: Represented leading health care companies in completing over 160 leasing, acquisitions, sales, and development transactions.

Build-to-Rent Single Family Acquisitions: Represented client in connection with its \$35 million+ acquisition of 93 residential lots for Denver, Colorado, known as the Front Porch at Green Valley Ranch. This is a build-to-rent single family home project that will be added to the client's 40,000 rental home portfolio.

Areas of Experience

Healthcare Real Estate
Real Estate
Real Estate Acquisitions and Sales
Commercial Leasing and Development
Construction
Lease Restructuring and Workouts

Education

J.D., University of Georgia School of Law, 2014,
Georgia Journal of International and Comparative Law, Notes Editor, cum laude
B.A., Brigham Young University, 2011

Admissions

Bars

Colorado

Related Content

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Related Professional Experience

- DaVita Inc., Corporate Counsel, Real Estate, 2016-2019
- UP Entertainment and ASPIRE Channel, Corporate Counsel Extern, 2013
- Xcel Energy, Law Clerk, 2013

Affiliations

- Denver Bar Association, Member
- J. Reuben Clark Law Society, Member

Honors and Distinctions

- *Best Lawyers*, 2025, Listed in Colorado for Real Estate Law as “One to Watch”