Janis K. Cheezem

Partner, Real Estate

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vCard

Connect With Me

> We always feel comfortable with her guidance in complex and straightforward matters. She is transparent and very judicious with her time.
>
> *- Best Lawyers*

Janis Cheezem leases, buys, sells, and finances office buildings and mixed use, retail, residential, and industrial real estate for her clients, also providing counsel for property management issues and in workouts and restructurings of commercial real estate assets. She is recognized by *Who's Who Legal* and *The Best Lawyers in America* for real estate law.

Janis represents landlords, tenants, lenders, sellers, and purchasers in both complex and bread and butter transactions. She has been primarily responsible for the leasing, sale, and purchase of millions of square feet of office, retail, mixed use, and industrial properties. Janis applies innovative and practical solutions to meet business objectives and close deals, even when transactions involve multiple parties and shifting assumptions.

Janis is a frequent speaker before numerous professional organizations, including ICSC, the University of Miami School of Law Annual Real Estate Institute, and the American Bar Association.

Notable Work

Areas of Experience

Real Estate
Distressed Property
International
Real Estate Acquisitions and Sales
Real Estate Financing
Residential Land Acquisitions and Development
Commercial Leasing and Development
Lease Restructuring and Workouts

Education

LL.M., University of Miami School of Law, 1983
J.D., University of Miami School of Law, 1983, cum laude, *University of Miami Law Review*, Articles and Comments Editor
B.S., Simmons College, 1972, with high distinction

Admissions

Bars

Florida
South Carolina

Related Content

Janis K. Cheezem Outlines a Framework for Mixed-Use Property Transactions in LexisNexis Practical Guidance
October 02, 2026

Akerman Sponsors 2026 CREW Network Convention
September 23, 2026

Record Number of Akerman Lawyers Named to *Best Lawyers* 2027 Guide
August 20, 2026

Estate Sale: Represented Adrienne Arsht in the sale $106.875 million sale of her Brickell Avenue estate, the first nine-figure transaction for a Miami home.

Sale leaseback: Represented seller tenant, a marquee health insurance company, in the sale - leaseback of a multi-building office project.

Acquisition, leasing and operations: Represented international investment fund in the $500 million plus acquisition of a trophy office asset including retail components; continuing representation in leasing and operational matters.

Landlord and Tenant leasing and operations: Ongoing representation of major national REIT in office, retail and industrial leasing program and related operational and property management issues; ongoing tenant representation of restaurant chain, law firm, and other tenants in national and regional leasing programs.

Public-Private Partnership: Represented the Town of Palm Beach, Florida, in a public-private partnership with the Preservation Foundation of Palm Beach, Inc., for the more than $25 million restoration and rebuilding of the town's historic 20-acre Phipps Ocean Park.

International Real Estate Investment Fund Implementation: Represented U.S. real estate subsidiary of diversified multinational business in real estate aspects of investment fund.

Office: Represented an institutional owner in securing an OFAC license to retake possession of premises when the transfer of an indirect beneficial interest in a long-standing tenant caused OFAC to impose sanctions.

Leasing: Represented landlord in headquarters lease for international hotel chain.

Disposition: Represented seller for $137 million mixed-use project to international joint venture.

Office: Represented tenant for headquarters of international bank.

Office: Represented purchaser for acquisition of distressed office park.

Office: Represented law firm in national expansion program.

Retail: Represented landlord in shopping center anchor leases.

Retail: Represented landlord in fast food and gourmet coffee leases.

Retail: Represented landlord in headquarters office lease for national fast food restaurant chain.

Residential: Represented purchaser for remaining condominium units in condo conversion project.

Disposition: Represented lender in REO sales for multiple asset classes including associated forensic title work, asset analysis and structuring, and contract and closing issues.

Disposition: Represented lender in sales of notes secured by several real estate asset classes including "broken" condominiums.

Finance: Represented financial institution in note purchases and associated evaluation of collateral and loan documents.

Disposition: Represented seller in sale of office building portfolio between institutional buyer and institutional seller.

Financial Institution: Represented commercial banks in branch bank leasing and acquisition programs.

Leasing: Represented 501(c)(3) foundation in joint venture for construction and operation of research facility.

Office: Represented purchaser of office project in 501(c)(3) sale and in associated acquisition financing from institutional lender.

Published Work and Lectures

- *LexisNexis Practical Guidance*, Author, "Drafting and Negotiating Mixed-Use Purchase and Sale Agreements," Fall 2026
- CREW Miami, Speaker, "The 9 Things I Wish I Knew," November 15, 2023
- Bisnow, Moderator, "South Florida Office Summit," October 19, 2023
- Commercial Industrial Association of South Florida (CIASF), Moderator, "The State of the Office Market: Hear it from the Experts," September 19, 2023
- CREW Miami, Speaker, "The 9 Things I Wish I Knew," November 18, 2022
- Strafford Publications, Keynote Presenter, "Insurance and Indemnity Provisions in Commercial Real Estate Contracts: PSAs, Leases and Construction Contracts," 2021
- Ortus Club, Moderator, "Legal Leaders in Real Estate," 2021
- ICSC Law Conference Workshop, Speaker, "No Contract, No Coverage; Common Mistakes that Lead to Uninsured Claims," 2018
- ICSC Law Conference General Session, Speaker, "Relax, We Have You Covered – a Discussion of Insurance and Allocation of Risk Provisions in Commercial Leases," 2017
- ICSC Law Conference Peer to Peer Session, Speaker, "Will Your Lease Stand up When the Roof Falls Down?," 2016
- ICSC Law Conference Workshop, Speaker, "How I Learned to Stop Worrying and Draft Insurance, Indemnity and Subrogation Clauses that Work," 2014
- CoreNet Global Las Vegas Summit, Moderator, "CRE Issues Solved by Working with Legal," 2013
- ICSC Law Conference, Speaker, "Is the Emperor Wearing Any Clothes - Do Your Insurance Clauses Really Cover You," 2012
- National Association of Industrial and Office Properties, Speaker, "Special Issues in Mixed-Use Projects"
- National Business Institute, Speaker, "Drafting Commercial Leases"
- CLE International, Speaker, "Common Lease Provisions - Landlord and Tenant Considerations"
- University of Miami School of Law Annual Real Estate Institute, Speaker, "Commercial Leasing: Bankruptcy, Subleasing, Assignment, and SNDA Issues"
- *Real Estate Law*, Co-Author, 4th and 5th Editions, West 1999, 2003

- *University of Miami Law Review*, Author Comment, "Equity Financing in Florida," July 1984

Affiliations

- *Law360*, Real Estate Authority Editorial Board, 2025
- The Florida Bar, Member
- The South Carolina Bar, Member
- Commercial Industrial Association of South Florida (CIASF), Past President and Board Member
- Global Lex Mundi Real Estate Practice Group, Chair Emeritus
- ICSC, Member
- CREW Miami Board of Directors, Legal Counsel, 2020
- University of Miami, LL.M. Program in Real Estate, Intern Supervisor
- University of Miami School of Law, LL.M. Program in Real Estate, Past Adjunct Faculty Member
- Clemson University, Clemson, S.C., Past Faculty Member teaching Real Estate Law, Business Ethics, Construction Law and Legal Environment of Business

Honors and Distinctions

- *Best Lawyers*, 2019-2027*,* Listed in Florida for Real Estate Law
- *Connect CRE*, 2024 Lawyer in Real Estate Award Winner, Florida & Gulf Coast
- *Who's Who Legal*, Listed for Real Estate, 2019-2024
- CALI Award, Land Use Planning
- American Jurisprudence Award, Evidence and Commercial Law