



Michael R. Leake

Associate

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OVERVIEW

Mr. Leake has a broad based real estate transactional practice with experience in real property financing, purchase and sale, and leasing. He has represented lending institutions and borrowers in real estate secured financings for purchase of real property and construction of improvements on real property. Mr. Leake has also represented real estate investment funds in the acquisition, leasing, financing and disposition of real estate assets and residential real estate developers in purchase and sale transactions and post-acquisition site development and cost sharing agreements. In addition, Mr. Leake has represented a variety of commercial and industrial building owners and tenants in the structuring, documentation and negotiation of office, retail and industrial use leases and related occupancy and build-out agreements in suburban office park developments and downtown commercial district buildings.

EDUCATION

- J.D., Harvard Law School, 1999
- B.A., Montana State University-Billings, 1995

EXPERIENCE

Commercial Building Acquisitions and Dispositions:

- Represented seller in disposition of three commercial office building projects to REIT in San Diego, California
- Represented purchaser in acquisition of 301,500 square foot industrial facility in Vicksburg, Mississippi
- Represented purchaser in acquisition of 77,500 square foot commercial office building in Los Angeles, California
- Represented seller in disposition of La Valencia Hotel in La Jolla, California
- Represented purchaser in acquisition of 39,500 square foot office/industrial building in Albany, New York
- Represented seller in disposition of Rancho Valencia Hotel and the Villas at Rancho Valencia in San Diego, California
- Represented purchasers and sellers, including real estate investment funds, in the acquisition, leasing, financing and disposition of real estate assets, including commercial office buildings throughout the United States
- Represented receiver in disposition of various real estate assets, including a retail shopping center in Costa Mesa, California

PRACTICE AREAS

- Real Estate
- Finance
- Corporate

INDUSTRIES

- Climate Change and Clean Technology
- Fashion, Apparel and Beauty
- Financial Services
- Food and Beverage
- Hospitality
- Life Sciences
- Retail

Multi-Family Development:

- Represented purchaser in acquisition of 144 unit multi-family development in San Jose, California
- Represented family trust in disposition of 310 unit multi-family development in San Diego, California
- Represented purchaser in acquisition of 104 unit multi-family development in Downey, California
- Represented purchaser in acquisition of 256 unit multi-family development in Mesa, Arizona
- Represented purchaser in acquisition of 881 unit multi-family development portfolio in Tucson, Arizona
- Represented purchaser in acquisition of 192 unit multi-family development in Las Vegas, Nevada

Commercial Leasing:

- Represented tenant in commercial office lease for 248,000 rsf in San Diego, California
- Represented tenant in commercial office lease for 305,000 rsf in San Diego, California
- Represented tenant in commercial office lease expansion for 57,000 rsf in San Diego, California
- Represented tenant in commercial office lease for 25,000 rsf in San Diego, California
- Represented tenant in commercial office lease for 46,000 rsf in San Diego, California
- Represented tenant in commercial office lease for 73,000 rsf in San Diego, California
- Represented large national retailer in connection with the leasing and subleasing of retail space in California, Nevada and Hawaii
- Represented real estate investment fund in the acquisition, leasing, financing and disposition of commercial office real estate assets in California, Nevada, Arizona, Colorado and Texas
- Represented several regional shopping center developers in the acquisition, leasing, financing and disposition of retail shopping centers in California, Arizona and Nevada

Commercial Lending:

- Represented global investment/finance company in connection with \$377,000,000 financing for regional natural gas power plant
- Represented lender in retail/commercial condominium construction loan for \$12,000,000 in downtown San Diego, California
- Represented lender for commercial loan by hotel for \$9,000,000 in La Jolla, California
- Represented borrower in \$30,000,000 infrastructure development loan for redevelopment project in San Marcos, California
- Represented borrower in commercial loan for \$2,200,000 secured against a multifamily property in San Diego, California

Residential Development:

- Represented regional home builders in connection with acquisition, disposition and construction financing for various single family and multi-family residential projects in Southern California

MEMBERSHIPS

- Member, California State Bar Association
- Member, Real Property Section, American Bar Association
- Member, Real Property Section, San Diego County Bar Association
- Member, NAIOP

ARTICLES

Real Estate, Land Use and Environmental Law Blog Articles

- "Application of Sections 7 and 9 of the Endangered Species Act to California Delta Smelt Does Not Violate Commerce Clause," May 24, 2011