



## Real Estate Attorneys

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The real estate attorney group at Parr Brown is highly experienced, with a history of serving clients in large scale real estate matters. We specialize in everything from real estate development to litigation, and all other legal matters in between. Parr Brown has consistently been recognized as a first tier law firm in Utah by [Chambers and Partners USA: America's Leading Attorneys Guide](#). In fact, sources from the 2011 edition recognized our Utah real estate lawyers by saying, "you would be hard pressed to find a team in Utah with a deeper bench." For more information regarding our real estate services, download the informational PDF above. Otherwise, contact one of the Utah real estate lawyers listed below.

Our Utah real estate lawyer group has successfully served a variety of clients with various legal matters concerning commercial real estate. We've helped owners, developers, lenders and contractors on both a national and regional scale. Recently, we've assisted clients with commercial, office, retail, industrial, residential, recreational, assisted living and mixed use developments. During projects, our attorneys have assisted clients with land acquisition, contract preparation and negotiation, leasing, development, financing and construction. Outside of the scope of a project, we assist clients with municipal incorporation, annexation, subdivision, tax incentive and zoning issues.

Apart from development and zoning, our commercial real estate attorneys are prepared to assist clients with real estate transactions, tax structuring, and ownership entity matters. We represent clients before local, or state planning entities in hearings, administrative matters, and judicial appeals. Our experienced real estate attorneys specialize in the preparation, prosecution, and negotiation of development agreements, ordinances, and the obtaining of governmental approvals. Additionally, we've led clients through the intricacies of development approval requirements and procedures.

Regarding litigation matters, Parr Brown has a highly accomplished real estate litigation group. We have represented clients with real property tax reduction, foreclosures, appraisal or arbitration matters, and much more. If you are facing contractual, boundary, landlord-tenant, or brokerage commission disputes, trust in the experience possessed by any of our renowned attorneys.

### Related Services:

- [Construction law services](#)
- [Eminent domain](#)

- [Land use and zoning](#)
- [Real estate development and finance](#)
- [Title insurance and escrow claim](#)

## Related Real Estate Law Articles:

- [Chambers and Partners USA: America's Leading Attorneys Guide](#)
- ["LEASING BASICS - 'Gross Up' Provisions"](#)

### **Representative Matters**

Represented The Gardner Company, in connection with the sale of the Vivint office building in Lehi, Utah.

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Represented The Gardner Company in connection with the purchase of 19 floor office building in Boise, Idaho.

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Represented The Boyer Company in connection with the refinance of a hotel in Salt Lake City, Utah.

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Represented The Boyer Company in connection with the refinance of a shopping center in Provo, Utah.

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Represented The Ritchie Group in connection with the structuring of a condominium association.

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Represented TRCF Redondo, LLC, in connection with a \$41,000,000 construction loan for two hotels in Redondo Beach, California, which included negotiation of 4 separate ground leases.

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Sale of four office buildings at The Gateway. Total of 450,000 feet of office space.

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Represented Merit Medical Systems, Inc., in connection with a sale/leaseback transaction relating to property in Pearland, Texas

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Represented Merit Medical Systems, Inc. in \$315,000,000 credit facility with Wells Fargo, National Association.

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Represented UELS, LLC, in connection with a senior/subordinate asset based loan in the aggregate amount of \$62,000,000.

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Development of 80 acre shopping center in Dickinson, North Dakota.

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Development of 100 acre industrial park in Dunn County, North Dakota.

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Represented public company, Merit Medical Systems, Inc. (NASDAQ: MMSI), in obtaining a \$275 million secured loan - the largest single bank loan made in the U.S. in the 2012 calendar year.

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Combination sale and contribution of six shopping centers in Nevada to Inland Real Estate Group for \$294.5 million.

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Represented The Boyer Company in an \$18.26 million conduit refinancing of Riverdale Center.

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Represented KC Gardner Company in connection with the construction, leasing and partial sale of a 17 story condominium office building in Boise, Idaho, and a related \$48,000,000 construction loan.

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Represented The Boyer Company in the transfer and contribution of 12 medical office buildings located in 6 states to a Healthcare Properties Inc. (NYSE: HCP) for \$182 million.

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Represented Summit County in a mixed use and recreational land development project (Canyons/American Skiing, Inc.) exceeding \$250,000,000 in value.

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Represented the Boyer Company in a transaction including a 100 acre research park located on the major freeway exit for Park City, Utah. Approximately \$33 million.

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Represented Healthcare Properties, Inc. in a transaction involving three buildings – Sale of a building in San Antonio Texas for \$9,500,000 and a contribution to a downreit structure of a medical office building and research building for \$38,500,000 in the aggregate.

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Represented an international mining company (landlord) in connection with a lease of a 500 megawatt power plant located outside of the United States.

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Represented Harris Red Ledges (lender) in a \$25,000,000 loan secured by the Red Ledges Development.

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Represented The Boyer Company, L.C. in the sale of Draper Crossing for \$24,000,000.

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Represented Atlantic Southwest Airlines in the negotiation of an airport lease with the City of Atlanta.

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Represented Workers Compensation Fund of Utah (lender) in connection with a \$12,500,000 loan secured by the Provo Country Club Golf Course.

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Represented The Boyer Company in all acquisition, financing, redevelopment agency transactions for the Gateway, a multi-use project consisting of 675,000 square feet of retail space, 350,000 square feet of office space, 482 residential units and two museum spaces.

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ARUP Buildings. Represented clients in ground lease, development, sub-leases, all financing transactions, and subsequent sale.

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Represented Myriad Genetics in ground lease, development, sub-leases, all financing transactions, and subsequent

sale of project.

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Represented The Boyer Company, L.C. in connection with the master lease of Business Depot Ogden (Ogden Defense Depot).

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Development, leasing and financing in connection with 20+ neighborhood shopping centers in Utah for various clients.

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Development of medical buildings including: McKay Dee Hospital (UT), St. Marks Hospital (UT), Evanston (WY), Denver (CO), Rancho Vistoso and Tucson (AZ), Mesquite (NV).

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Redevelopment Agency: Representation of developers/owners for One Utah Center, Gateway, Business Depot-Ogden, South Jordan Town Center, Draper Crossroads, Draper Peaks, Micron, Ogden Mall.

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Represented K.C. Gardner Company, L.C./Arbor Commercial Properties, L.L.C. in the acquisition, land use approvals and financing for approximately 215 acre "brown-field" site (former silver smelter) in Midvale, Utah. Approximately \$36 million.

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Represented The Boyer Company, L.C. in the sale of \$35 Million of retail development, part of The Gateway. Sale Price: Approximately \$32 million.

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Represented K.C. Gardner, L.C. in the acquisition, land use approvals, financing and leasing of an approximately 40 acre mixed use hotel, medical, office and retail development in Meridian, Ada County, Idaho.

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Represented The Boyer Company, L.C. in the acquisition, financing, leasing of the Ogden Downtown Mall redevelopment project-mixed use office, residential and commercial.

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Represented Sports Capital, LLC in the acquisition, sale and ground lease of the soccer stadium for Real Salt Lake including private and public financing totaling \$115 million.

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Represented The Boyer Company in connection with a ground lease transaction in the City of Phoenix for the development and operation of a biomedical research facility and parking garage, including the negotiation of related development agreements.

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Represented Holly Corporation and its affiliate, Holly Energy Partners, L.P., in the acquisition of Sinclair's Tulsa refining facility, tankage, loading rack and pipeline assets for a combined \$203 million.

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