

[View in browser](#)

Significant Real Estate Transactions | March 2026



Attorneys in Duane Morris' Real Estate Practice group recently oversaw the following matters and other representations for our clients:



Headquarters Lease and Development in an Opportunity Zone

Represented a **digital infrastructure investment firm** in the lease of a 150,000-square-foot, build-to-suit new headquarters in Delray Beach, Florida. The project, located in an opportunity zone (OZ), is part of an OZ investment by the owners of the project and is eligible for use as a qualified opportunity zone business for the firm.



Out-of-Home Advertising - Zoning

Successfully assisted **Outfront Media**, one of the country's largest out-of-home media companies, in developing the only digital outdoor advertising unit on a major arterial roadway in the Dallas-Fort Worth Metroplex. Despite local regulations prohibiting new signage, Duane Morris helped our client work cooperatively with local government to remove older, existing assets in exchange for the right to construct a state of the art, back-to-back, large format advertising display.



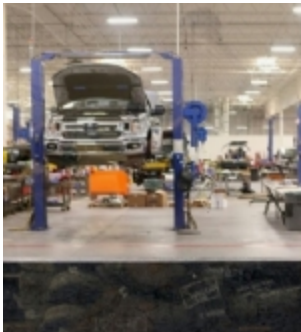
Student Housing Financing

Represented developer **Alumno Group** in the corporate disposal and forward funding of two purpose-built student accommodation (PBSA) developments in Scotland, entering long-term funding arrangements of \$91 million (£70 million) with a fund managed by Luxembourg's Henderson Park, which provided both acquisition and development financing. The deal involved a 262-unit PBSA development in Glasgow and a 191-unit scheme in Edinburgh, both with ancillary commercial space.



Leasing and Development - Transportation

Represented an **aerospace leader** in negotiating a temporary airport hangar lease and long-term ground lease for the construction and development of a multiuse airport hangar and airplane maintenance and repair facility in Fort Worth, Texas. This strategic expansion represents a \$70 million investment and is expected to generate around 250 new high-skill aviation jobs in North Texas and about \$1.2 million annually in new taxes for the city of Fort Worth.



Eminent Domain

Represented **Manhattan Checker Management Corp.**, operator of a 40,000-square-foot garage, auto repair and towing facility, in a claim involving its trade fixtures (e.g., auto lifts, spray booths, reinforced flooring and ventilation, and electrical upgrades) after New York City acquired the building via eminent domain for its Hudson Yards Park project and client filed its claim for compensation. The matter was settled for \$3.3 million – 240 percent more than the city initially offered.



Leasing and Development - Automotive and Aviation

Representing **Trilogy Real Estate Group**, developer and owner of the Concours Club, a one-of-a-kind private luxury club for racing car enthusiasts, in its 99-year lease with the Miami Dade County Aviation Authority. Adjacent to Miami-Opa Locka Executive Airport (a joint civil-military airport), Phase 1 of the project involved developing six separate buildings housing seven auto loft units in each building and a racetrack, along with a Michelin-rated restaurant and club facility. Since then, Trilogy has embarked upon Phase 2 of the project – developing multiple “mansions” on the property targeting high-net-worth prospective buyers who would own the structure that sits on the land, but not the land itself. When complete, it will be a \$250 million buildout.



Loan Restructuring for Mixed-Use Development Project

Served as special counsel to **AmLaw 20 firm** representing a **prominent investment management company** as administrative agent to institutional lenders for a \$290 million construction loan restructuring. The transaction involved a \$400-plus million, 520,000-square-foot life sciences mixed-use project on Drexel University's Philadelphia campus, developed by Gattuso Development Partners and subjected to a new condominium regime for the loan restructuring and a new lease of a significant portion of the building for Drexel College of Medicine. *Philadelphia Business Journal* named the Drexel College of Medicine lease one of the "Best Real Estate Deals of 2025."



Acquisition of Data Centers

Represented a **private equity firm** that invests in and owns technology-centered U.S. real estate in its \$232 million acquisition of two data centers in Maryland and in \$113.4 million of acquisition financing from Capital One NA as administrative agent and lender.



Sale/Leaseback - Education

Represented **Notre Dame de Namur University** (NDNU) in the \$153 million sale of its campus in Belmont, California, and other open space to the Regents of the University of California (through the UC Investments division). The sale included the leaseback of certain campus buildings and facilities to NDNU so it can continue to operate for up to five years on-site while exploring relocation options.



Acquisition - Caribbean Resort

Represented an **owner/operator of marinas and shipyards** in connection with its acquisition of property from a luxury residential resort development located in the Caribbean. The transaction was unique in that it involved a very complex conditions, covenants and restrictions structure governing all properties and development on this section of the island.

For more information, please contact:



George J. Kroclick
Partner and Chair
Real Estate Practice Group
Duane Morris LLP

About Duane Morris

Duane Morris LLP, a law firm with more than 900 attorneys in offices across the United States and internationally, is asked by a broad array of clients to provide innovative solutions to today's legal and business challenges. Duane Morris has been recognized by BTI Consulting as both a client service leader and a highly recommended law firm.

Our firm has an experienced international real estate practice, offering a full range of services related to acquisitions and dispositions, leasing, financing, hospitality, multifamily, healthcare, land value litigation, and development and land use. We are able to handle a broad range of sophisticated and complex real estate transactions, leveraging our extensive skills and experience in virtually all types of real estate and development matters.

DUANEMORRIS.COM



[Forward to a colleague](#) | [Update my subscriptions](#) | [Unsubscribe](#)

ABOUT THIS EMAIL

Duane Morris respects your privacy online. Your email address will not be shared with a third party without your consent. This email is not a solicitation or advertisement. The information in this email and any programs referenced herein are provided for informational purposes only and do not constitute legal advice, nor should they be construed as an offer to represent you. Receipt of this email and related information is not intended to create an attorney-client relationship with Duane Morris or any of the firm's attorneys. You may [unsubscribe online](#) or via mail at Duane Morris LLP Marketing Department, 30 South 17th Street, Philadelphia, PA 19103.

Duane Morris is a registered service mark of Duane Morris LLP.