John E. Buehner

Partner

Atlanta

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OVERVIEW

John is a partner in the firm's Real Estate Practice Group, and he focuses his practice principally in the areas of commercial real estate finance, development, and leasing. He represents clients involved in the acquisition, development, leasing, and disposition of office, retail, aviation, and energy-related projects. He also represents both borrowers and institutional lenders in the documentation and closing of credit facilities secured by real property with respect to energy and utility projects, shopping centers, office buildings, hotels, and apartment complexes.

REPRESENTATIVE MATTERS

- Represented a real estate fund in connection with the $250 million acquisition a multibuilding office complex in Atlanta, GA, including closing the financing for the acquisition and redevelopment of the project.
- Represented a Miami-based real estate company in all legal aspects related to the leasing and management of its office building portfolio in the Atlanta area, including the drafting and negotiation of lease agreements.
- Represented a real estate fund in connection with the $30 million acquisition of two office buildings in Alpharetta, GA, including documenting the joint venture structure with an institutional real estate investor and closing the financing for the acquisition and redevelopment of the project.
- Represented a real estate company in connection with the financing of acquisition and redevelopment costs for office buildings in Chicago, Maryland, and Northern Virginia, including the negotiation of loan documents with capital markets and CMBS lenders.
- Represented a publicly traded real estate investment trust in all legal aspects related to its development and management of several medical office buildings in the Atlanta area, including the drafting and negotiation of lease agreements with hospital tenants and physicians.
- Represented a medical practice with multiple offices in Georgia in connection with its real estate matters, including the acquisition and development of two stand-alone facilities, the negotiation of leases in medical office buildings and the preparation of subleases and office-sharing agreements for existing locations.
- Represented a joint venture between a hospital and real estate investment trust in connection with the development and leasing of a 365,000 square foot medical office building in Atlanta, GA constructed within the air rights located above the existing hospital facility.
- Represented a hotel developer in connection with the acquisition of a resort hotel in Miami Beach, FL, including the closing of mortgage and mezzanine financing in excess of $120 million from commercial mortgaged-backed

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securities lenders to finance the acquisition and redevelopment of the hotel.

- Represented the subsidiary of a publicly owned company in connection with the real estate aspects related to the acquisition of solar projects generating more than 1,500 MW of electricity and located on more than 10,000 acres of land in California, Nevada, New Mexico, Texas, and Georgia, including easements for transmission lines and related facilities.
- Represented the subsidiary of a publicly owned company in connection with the real estate aspects related to the acquisition of several wind facility projects located in Oklahoma, Texas, Kansas, and Maine, designed to generate more than 1,600 MW of electricity, including fee parcels, ground leases and easements for wind turbines, transmission lines, and related facilities.
- Represented a Florida utility company in connection with its development of solar facilities and wind turbine facilities in Georgia, including options for leasehold and fee acquisitions.
- Represented the subsidiaries of a renewable energy company in connection with the real estate aspects related to obtaining tax equity financing for solar and wind facilities in California, Texas, and Oklahoma.
- Represent a debtor in bankruptcy in connection with the sale and disposition of more than 1,900 properties (including due diligence document review and management and closing document preparation) to multiple purchasers and the sale of nearly 100 mortgages, in three separate portfolios.

AWARDS

- *Best Lawyers in America*®: Real Estate Law (2018-2027)
- “Top Lawyer in Real Estate Law,” *GaBiz Magazine* (2026)

TOP AREAS OF FOCUS

- Energy Real Estate Transactions
- Real Estate
- Real Estate Leasing
- Renewable Energy

ALL AREAS OF FOCUS

- Energy
- Energy Real Estate Transactions
- Health Care Real Estate
- Hospitality
- Oil + Gas
- Real Estate
- Real Estate Leasing
- Renewable Energy

PROFESSIONAL/COMMUNITY INVOLVEMENT

- State Bar of Georgia (Real Property Law Section)
- Virginia State Bar (Real Property Law Section)

EDUCATION AND CERTIFICATIONS

EDUCATION

- Vanderbilt University Law School, J.D., 1993
- Wabash College, B.A., *summa cum laude*, 1990

BAR ADMISSIONS

- Virginia (Inactive)
- Georgia