

## Kate Pennartz

Partner

Dallas

[kate.pennartz@troutman.com](mailto:kate.pennartz@troutman.com)

D 214.740.8024



Kate guides clients through every stage of a real estate transaction, from acquisition and development to financing and disposition, across office, retail, multifamily, and industrial assets nationwide.

### OVERVIEW

Kate focuses her practice on real estate transactions, where she represents clients across the full lifecycle of a property — from acquisition, construction, and development through financing, leasing, and disposition. She works with a broad range of asset classes, including office buildings, shopping centers, multifamily, and industrial sites.

Kate advises clients on the origination and restructuring of acquisition and construction loans, mezzanine loans, and private placements of debt and equity. She also counsels developers and institutional investors on the formation and structuring of joint ventures and other real estate investment vehicles.

In addition, Kate advises corporate clients in mergers, acquisitions, and corporate financings involving real estate assets.

Prior to joining the firm, Kate worked for a full-service global law firm, where she played a key role in the Texas real estate practice.

### REPRESENTATIVE MATTERS

- Acted as Texas local counsel in a \$475 million project financing facility for clean energy power sites located in Texas.
- Representing a real estate developer in the ground-up development of a retail shopping center located in Lexington, SC.
- Represented a national retailer in ground leases across the U.S.
- Represented a national health care organization in lease negotiations for ambulatory surgery center (ASC) and organized system of care (OSC) space in Arizona and California.
- Represented a foreign investor in the acquisition of an interest in the \$128 million financing of a 173-unit luxury condominium development in Austin, TX.
- Represented a national developer in the acquisition, financing, leasing, and disposition of retail and self-storage properties.

- Represented a renewable energy company in a \$69 million industrial warehouse development in Nevada.
- Representing a Dallas-based real estate investment group in multifamily developments.
- Represented a global chemicals business in a \$1 billion cross-border transaction involving the purchase of chemical manufacturing business, multiple facilities, and the negotiation of a 99-year ground lease in East Texas.
- Represented a publicly traded energy company in a \$350 million refinance of its U.S. real estate assets.
- Represented an institutional real estate fund in connection with the acquisition of shopping centers in Texas, Florida, New York, and Illinois.
- Represented a major financial institution in a \$28 million construction loan for a 222-room hotel in Atlanta.
- Represented a landlord in leasing of 114,323 square feet of office space in Phoenix, AZ.
- Represented a developer in connection with the structuring of a mixed-use (hotel, retail, and apartment) master condominium development located in downtown Dallas.
- Represented a major Asian hotel group in the debt financing of a full-service hotel located on Waikiki Beach in Honolulu.
- Represented a major Asian hotel group in the debt financing of a luxury hotel in San Francisco, CA.
- Represented a national wireless retailer in the acquisition of a portfolio of real estate assets and general leasing matters.
- Represented a financial institution in the acquisition of various bank branches as a result of a U.S. Department of Justice (DOJ) mandatory divestiture.

## **AWARDS**

- *Best Lawyers in America*®: Ones to Watch, Real Estate Law (2021-2025)

## **TOP AREAS OF FOCUS**

- Real Estate
- Real Estate Finance
- Real Estate Leasing

## **PROFESSIONAL/COMMUNITY INVOLVEMENT**

- Advisory member, The University of Texas at Austin Real Estate Council
- Attorneys Serving the Community
- Dallas Bar Association

## **EDUCATION AND CERTIFICATIONS**

### **EDUCATION**

- Southern Methodist University Dedman School of Law, J.D., *cum laude*, 2012
- The University of Texas at Austin, B.A., *cum laude*, 2009, Phi Beta Kappa

### **BAR ADMISSIONS**

- Texas

## PUBLICATIONS

- “Family Offices and ESG,” *AFIRE Summit Journal*, November 23, 2021.