

Larry E. Gramlich

Partner

Atlanta

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OVERVIEW

Larry represents developers in the acquisition, development, leasing, and sale of real property. He also represents both lenders and borrowers in loans secured by real property. Larry is particularly experienced representing landlords in the leasing of mixed-use projects, and lenders in connection with revolving credit facilities and construction and permanent loans for office buildings and shopping centers.

REPRESENTATIVE MATTERS

- Served as counsel for borrower in restructuring of financing of \$20 million athletic club in Montreal. New loan was negotiated, and management agreement was extensively modified.
- Served as counsel for bank in connection with loan for construction of low-income apartment complex in the Atlanta area. Construction and permanent funds provided by client, Fannie Mae, and Georgia Housing and Finance Authority.
- Served as counsel for the developer of private golf course, as part of a commercial/residential/recreational development in Atlanta area.
- Served as counsel for tenant leasing, within prior 12 months, for 125,000 square feet of office and warehouse space in Georgia, Florida, Tennessee, South Carolina, and West Virginia.
- Served as counsel for lender of \$70 million construction loan for regional shopping center in North Carolina.
- Served as counsel for lender in \$94 million permanent loan for office building in Atlanta, GA.
- Served as counsel for regional bank in preparation of form loan documents for use in all commercial real estate loans in the state of Georgia.
- Served as counsel for lender in \$600 million secured credit facility to REIT.
- Served as counsel for landlord in negotiating new leases and revising existing leases for more than 500,000 square feet of office and retail space in last 12 months.
- Served as counsel for bank group in \$130 million unsecured credit facility.
- Served as counsel for purchaser in reverse 1031 exchange financed with industrial development bonds.
- Served as counsel for owner leasing buildings to national restaurant/entertainment center users.
- Served as counsel for tenant leasing 100,000 feet of office space in Atlanta.
- Served as counsel for lender in connection with acquisition and construction loans for office complex in Tempe,

AZ.

- Served as counsel for borrower in series of industrial portfolio loans totaling more than \$300 million.

AWARDS

- *Chambers USA*: Real Estate, Georgia (2017, 2021-2025)
- *Best Lawyers in America®*: Real Estate Law (2013-2026)
- *Georgia Trend Magazine*: “Legal Elite” (2020)
- *Law & Politics* and *Atlanta Magazine*: “Super Lawyer” in Real Estate (2011-2013)

TOP AREAS OF FOCUS

- Finance + Banking
- Real Estate
- Real Estate Leasing

ALL AREAS OF FOCUS

- Data Centers
- Finance + Banking
- Investment, Acquisition + Disposition
- Real Estate
- Real Estate Finance
- Real Estate Joint Ventures + Investments
- Real Estate Leasing

PROFESSIONAL/COMMUNITY INVOLVEMENT

- American Bar Association
- State Bar of Georgia
- Atlanta Bar Association
- National Association of Office and Industrial Properties

EDUCATION AND CERTIFICATIONS

EDUCATION

- Duke University School of Law, J.D., 1986
- Valparaiso University, B.A., *with high distinction*, 1983

BAR ADMISSIONS

- Georgia