

**Stefanie L. Brennan**

Partner

Pittsburgh

[stefanie.brennan@troutman.com](mailto:stefanie.brennan@troutman.com)

D 412.454.5059



Stefanie represents a wide variety of clients in real estate transactions, including financing and development, mergers and acquisitions, and landlord-tenant issues.

**OVERVIEW**

Stefanie represents companies, developers, REITs, landlords, and tenants in real estate matters and other business transactions. She handles matters including the acquisition, sale, development, and financing of commercial real estate properties, and the leasing of office, retail, health care, warehouse, and industrial space. Stefanie also collaborates with corporate attorneys on real property matters in business transactions. In addition, Stefanie represents clients in sale-leaseback transactions. She has represented numerous companies in diverse industries such as retail, technology, medical, and pharmaceutical in connection with build-to-suit office buildings and corporate expansions, consolidations, relocations, and corporate headquarters leases.

Stefanie also represents private equity clients in the acquisition, growth, and sale of portfolio companies, advising and handling the real estate aspects of transactions. Her counseling includes conducting thorough due diligence, orchestrating lease assignments, securing landlord consents, negotiating new lease agreements, and managing the real estate conveyance and acquisition documentation.

**REPRESENTATIVE MATTERS**

- Represented a real estate investment trust in a \$500 million merger.
- Advised a landlord in a build-to-suit lease for a 450,000-square-foot general warehouse and distribution facility.
- Represented a tenant in the negotiation of its new 100,000-square-foot headquarters lease.
- Advised a publicly traded company in its relocation to a new 55,000-square-foot downtown headquarters lease and in the sale of its former suburban headquarters property.
- Represented a senior care provider in the acquisition and leaseback of more than 60 new locations with an aggregate value of more than \$300 million.
- Represented a hotel operator in the purchase and development of hotel properties.
- Advised a college and other developers in connection with the development and lease of solar photovoltaic systems.
- Represented national retailers in leases for new store locations, relocations, and lease extensions and amendments.

- Advised clients in the purchase of pharmacy assets.
- Represented multiple landlords in the leasing of retail shopping centers.
- Counseled numerous tenants in leases for new headquarter locations.
- Represents borrowers and owners in financing and development transactions.
- Represents corporate clients in connection with real estate matters arising in mergers, acquisitions, and other business transactions.
- Represented a private equity firm in numerous add-on acquisitions in the automotive repair business.
- Represented a private equity firm in numerous add-on acquisitions of car wash businesses and related land acquisitions for the development and operation of car wash locations throughout the U.S.
- Represented the portfolio platform company of a private equity firm in its acquisition of multiple plumbing and heating supply companies across the U.S.
- Represented women's health care providers in connection with the consolidation and sale to a private equity firm.
- Represented Marsh McLennan (NYSE: MMC) in its acquisition of McGriff Insurance Services, an insurance broker that offers risk management and insurance solutions to clients in the U.S., from an affiliate of TIH backed by private equity firms Stone Point Capital and CD&R, in an all cash transaction valued at approximately \$7.75 billion.

## AWARDS

- *Best Lawyers in America®*: Real Estate Law (2026)
- *Chambers USA*: Real Estate, Pennsylvania: Pittsburgh & Surrounds, "Up and Coming" (2024) and Band 2 (2025)

## TOP AREAS OF FOCUS

- Corporate
- Mergers + Acquisitions
- Real Estate

## ALL AREAS OF FOCUS

- Corporate
- Health Care Real Estate
- Investment, Acquisition + Disposition
- Mergers + Acquisitions
- Real Estate
- Real Estate Capital Markets (REITs)
- Real Estate Leasing

## EDUCATION AND CERTIFICATIONS

### EDUCATION

- Temple University Beasley School of Law, J.D., *cum laude*, 2008, research editor, *Temple Law Review*
- The Pennsylvania State University, B.A., *summa cum laude*, 2005, communication arts and sciences

## **BAR ADMISSIONS**

- Pennsylvania