



Real Estate and Construction

Building a Legal Partnership

Businesses, public institutions and nonprofit associations rely on GCR for its expertise in real estate finance, planning and development, sale and acquisition, land use, leasing, and workout transactions. GCR's goal is to structure transactions in a manner that maximizes returns for owners, lenders, tenants and investors. By thinking "outside the box," GCR attorneys provide creative solutions to highly complex situations affected by changing legal,

financial and political developments. The firm is skilled at facilitating productive dialogue, building consensus and enhancing the decision-making process among various stakeholders in any public or private project.

GCR attorneys have expertise in the development and financing of numerous projects, including housing, office buildings, multi-tenant retail shopping centers, commercial industrial buildings and parks. They also specialize in unique projects, such as the transformation of former airport and military sites into large urban infill developments.

Clients recognize GCR attorneys as legal experts in the increasing use of public-private partnerships ("P3"), which require experience in sophisticated financing vehicles (both taxable and tax exempt) for all types of horizontal or vertical real estate development. GCR's involvement in P3 transactions has enabled the construction of school district and university buildings, operating and administrative structures for municipalities and water utilities, and the redevelopment of the Stapleton Airport site, one of the largest urban infill redevelopment efforts in the nation.

With diverse backgrounds and extensive construction and real estate legal experience, GCR attorneys provide clients with expert legal guidance, economically and efficiently to suit all clients' construction and real estate needs.

GCR