

## HEALTHCARE REAL ESTATE PRACTICE

Buchanan's nationally ranked Healthcare and Real Estate practice groups work collaboratively and efficiently to assist our clients in accomplishing their goals in each healthcare real estate transaction. This allows our team to understand the regulatory, competitive, and financial intricacies that are unique to real estate transactions in the healthcare industry.

Our experience includes representation of national and regional health care providers, academic medical centers, community hospitals, ambulatory surgery centers and health care REITs, and other companies engaged in all facets of healthcare.

### How We Help

The demand for healthcare real estate transactions in 2021 is expected to continue to expand. As that demand grows, our experienced healthcare real estate attorneys are available to help in multiple areas including:

- negotiating purchase & sale agreements
- structuring joint ventures
- structuring, negotiating, & documenting a wide range of financing transactions
- tax exempt applications & tax appeals
- title examination
- assisting with development rights
- due diligence document review
- negotiating & compliance with restrictive covenants
- negotiating & preparing construction contracts
- negotiating & preparing ground leases
- negotiating & preparing leases

### Healthcare Facility Types We Help With

Our attorneys are experienced navigating transactions for the ownership and development of multiple facility types including:

- acute care & specialty hospitals
- ambulatory surgical centers
- behavioral health facilities
- free standing emergency departments (FEDs)
- hospice centers
- long-term care facilities
- medical office buildings (MOBs)
- urgent care centers
- rehabilitation centers
- senior living facilities
- skilled nursing home centers
- surgical centers

### Representative Experience Points

Represented a healthcare system in the acquisition of vacant land for a hospital campus within a planned development which involved the filing of restrictive covenants on neighboring lands owned by the master developer.

Assisted a 3-hospital system in the acquisition of another regional health system including a complete review of all owned properties, leases, restrictive covenants, and option agreements.

Represented a health system in the acquisition of a medical office building that housed both in-network and out-of-network healthcare providers.

Assisted landlord of a medical office building create effective and reasonable protocols for dealing with COVID-19 requirements for operation of the building and COVID-19 specific rules and regulations for tenants.

Represented a client in the acquisition of a number of sites to develop medical office buildings, including the preparation of ground leases, space leases, project development agreements, restrictive covenants and cross access easements.



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