

Lea Ann Fowler

Partner

Denver

Biography

Lea Ann Fowler operates at the intersection of commercial real estate and finance, helping her clients effectively navigate and redefine today's complex real estate market.

Clients turn to Lea Ann for practical, responsive, and strategic advice related to single and multi-tiered debt and equity financing structures, workouts and restructures of distressed assets, as well as the acquisition, construction, leasing, and sale of a wide range of real estate property types, including office, retail, industrial, mixed use condominium, multifamily, and hospitality.

Combining her industry knowledge with a passion for complex commercial real estate finance transactions, Lea Ann proactively works with financial institutions, institutional investors, and borrowers on the full scope of their real estate issues. From prominent commercial lending institutions to real estate developers and private equity firms, Lea Ann's dexterity and hands-on approach benefit clients in the structuring and negotiation of a broad spectrum of mortgage loan and asset based transactions, involving senior, construction, permanent, and interim loans, multi-property financings, mezzanine financings, and preferred equity investments. With particular experience serving clients with hotel and resort, retail centers, medical offices, and



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Practices

Real Estate

Real Estate Finance

Joint Ventures

Private Equity

Industries

Real Estate

Private Capital

Areas of focus

Real Estate Development

Real Estate Funds

mixed-use real estate assets, Lea Ann has the balanced local and global perspective to help you across the entire property lifecycle.

Representative experience

Advising on the disposition of Western Convenience Stores Inc.'s retail outlet portfolio of 42 C-stores located throughout Colorado and Nebraska.

Represented borrower in a construction loan to finance the development of a 600-room Great Wolf Lodge resort hotel and indoor water park in Southern California.

Represented CoBank, FCB, as tenant, under a build-to-suit lease in connection with the leasing of a 270,000 square foot office building for CoBank's headquarters.*

Represented CoBank in connection with the financing and shared appreciation structure utilized in the development of its headquarter building in the Denver Tech Center.

Represented Focus Corporation in a complex financing structure, including senior, mezzanine, and preferred equity, for the development of a Hilton Garden Inn Hotel in Denver.

Represented Greystone EB-5 Holdings Corp. in its EB-5 platform of loans to various developers of multi-family and office projects across the country.

Represented McWHINNEY Real Estate Services, Inc. in financing the Dairy Block development in Denver, including 200,000 square feet of office space.

Represented Starwood Capital in its acquisition of a US\$5.3bn multi-family portfolio from Equity Residential, comprised of 73 properties located throughout the United States.

Represented Western Convenience Stores, Inc. in

Real Estate Investment

Real Estate Private Equity

Education and admissions

Education

J.D., University of Denver Sturm College of Law, 1991

B.B.A., Southern Methodist University, 1988

Memberships

Colorado Women's Bar Association

Past Board of Directors; Past President, NAIOP Colorado

Board of Directors, Parkinson Association of the Rockies

Development Committee, The Women's Foundation of Colorado

Bar admissions and qualifications

Colorado

connection with its exit financing from Chapter 11, secured by a portfolio of gas/convenience stores in Colorado and Nebraska.

Served as counsel to Guggenheim Investment Management, LLC as a second lien lender in connection with construction financing for a Wyndham Hotel project in Avon, Colorado.*

Represented DLJ Real Estate Capital Partners in the sale of the Renaissance Charleston Hotel to Diamond Rock Hospitality Co.*

Represented DLJ Capital Partners in connection with its US\$120m financing of a 565 key multi-state hotel portfolio.*

Represented a resort developer in a US\$140m senior loan and US\$75m mezzanine loan to finance the development of a luxury condominium project in Vail, Colorado.*

Restructuring multi-tiered financing structures secured by major real estate developments involving large institutional senior and mezzanine lenders and equity investors.*

Advised Wells Fargo Bank, N.A. on its US\$32m loan to refinance existing indebtedness and provide long-term financing to borrower.

Advised Prologis on its US\$1.1bn sale of a large European and U.S. industrial real estate portfolio to an Asian-based investor.

Advised Mapletree Investments and its affiliate, Mapletree Industrial Trust, on its US\$1.4bn acquisition of interests in 13 data centers from Digital Realty Trust.

*Matter handled prior to joining Hogan Lovells.

Awards and rankings

- Denver Power Women, *Bisnow*, 2019
- Real Estate (Colorado), *Chambers USA*, 2019-2020

- Real Estate, *Legal 500 US*, 2019-2020
- Real Estate (Colorado), Recognized Practitioner, *Chambers USA*, 2018
- Real Estate Law, *Best Lawyers in America*, 2014-2016, 2018
- Award of Excellence, *NAIOP Colorado*, 2014-2015
- Denver's Top Business Newsmakers, Power Book, *Denver Business Journal*, 2012

Latest thinking and events

- Hogan Lovells Publications
 - Coronavirus outbreak grinds dealmaking to a halt, but some sectors could rebound more quickly than others *Hogan Lovells Deal Dynamics*
- Hogan Lovells Publications
 - COVID-19 U.S.: Impact on real estate evictions – Federal and California updates
- Hogan Lovells Publications
 - Navigating coronavirus: Considerations for rent modifications in the U.S. *Real Estate Update*
- Hogan Lovells Publications
 - Navigating coronavirus: Top real estate industry considerations
- Press Releases
 - Hogan Lovells is advising Mikhail Prokhorov in sale of full ownership of Barclays Center and controlling interest in the Brooklyn Nets to Joe Tsai
- Published Works
 - Green roof task force addresses existing buildings *Colorado Real Estate Journal*