

KATHLEEN D. BOYLE | PARTNER

Commercial Real Estate, Commercial Leasing



Kathy practices real estate law, with a focus on leasing and development and redevelopment of retail, mixed-use, office, and warehouse and industrial projects on behalf of developers, landlords, and tenants. Her experience includes adaptive re-use, urban in-fill, transportation-oriented development, and big box, outparcel, and large office and industrial leases.

Kathy frequently advises clients on the conversion of retail centers to mixed-use developments and the conversion of under-utilized parking lots to outparcel and perimeter developments. She drafts and negotiates ground leases, build-to-suit leases, and existing building leases nationally, including locations in shopping center outparcels, strip centers, and industrial sites.

Kathy has over eleven years of in-house real estate counsel experience, representing both developer/landlords—including shopping center, mixed-use developments, REIT, its private subsidiaries, and joint ventures— and tenants—such as the world’s largest tire sales and auto service retailer.

Before joining MPS, Kathy was of-counsel at a nationally known real estate boutique firm. Before her in-house work, Kathy was a partner at another nationally known real estate boutique firm based in Chicago.

CONTACT

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EDUCATION

- J.D., University of Michigan Law School, 1983
- B.A., magna cum laude, Augustana College, 1979, Phi Beta Kappa

ADMISSIONS

- Illinois
- United States District Court for the Northern District of Illinois

“Our concentration of talent and experience in commercial real estate translates into capabilities that far exceed those of many national firms in our market.”

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EXPERIENCES

- Conversion and leasing of former grocery store on outparcel to eight-unit mixed-use development in Ohio.
- Redevelopment of former anchor stores into entertainment, restaurant, and fitness uses, and mixed-use projects nationally.
- Expansion and leasing of big box premises in perimeter development in the State of Washington.
- Development and leasing of large format restaurants on shopping center outparcels in Illinois.
- Conveyance of upper floors of multi-level downtown department store to office developer and conversion of building to condominium.
- Negotiated and closed sales of low-rise apartment complexes on behalf of national multi-family owner.
- Negotiated REA amendments for shopping center redevelopment projects nationally.
- Negotiated and closed the sale of an eighteen-building office portfolio in Las Vegas on behalf of seller.

MEMBERSHIPS

- American Bar Association (ABA)
- International Council of Shopping Centers
- Lambda Alpha International, Ely Chapter - Board of Directors, 2012-2014, 2018; Secretary 2013; Chautauqua Chair 2014 and 2018
- American College of Real Estate Lawyers

PUBLICATIONS

- "Front and Center: Making Your Outparcel Development an Out and Out Success," Presentation, Co-Presenter, ICSC Law Conference Workshop, October 2017.
- "We Finally Got a Piece of the Pie – Perimeter and Outparcel Development," Co-Author, Probate & Property, July/August 2017.
- "Perimeter and Outparcel Development," Presentation, Co-Presenter, ICSC Law Conference General Session, October 2016.
- "Reciprocal Easement Agreements: Structuring and Amending REAs for Retail and Mixed-Use Project Development," Presentation, Co-Presenter, Strafford Seminar, June 2016, June 2017.
- "Everyone into the Pool: Allocating Expenses Among Diverse Occupants of Mixed-Use Projects," Presentation, Co-Presenter, ICSC Law Conference Workshop, October 2015.
- "Mixed-Use Retail Development Agreements for Urban Infill Projects," Presentation, Co-Presenter, Strafford Seminar, January 2015.
- "Hurdles of Shopping Center Outparcel Redevelopment," Law360, September 2014
- "Suburban Transit Oriented Developments in the Chicago Suburbs," Workshop, Coordinator, Chautauqua, September 2014.
- "The Art and Science of Updating REAs," Co-Author, Probate & Property, July/August 2014.
- "Public/Private Partnerships for Infrastructure," Workshop, Coordinator, Chautauqua, April 2014.
- "Updating REAs," Seminar, Co-Presenter, ICSC Law Conference, October 2013.
- "Lease Letters of Intent," Workshop, Co-Presenter, ICSC Law Conference, October 2011 .
- "Finance-ability of Ground Leases," Seminar, Co-Presenter, ICSC Law Conference, October 2006.

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AWARDS

- AV Rating by Martindale-Hubbell Law Directory