

# HOLLY G. EUBANKS | ASSOCIATE

Commercial Real Estate, Commercial Leasing, Real Estate Construction and Finance, Banking and Finance



Holly concentrates her practice in the areas of commercial finance, commercial leasing, acquisitions, dispositions, and general real estate matters.

Holly regularly represents tenants across the United States and Canada with their negotiations of commercial leases, subleases, license agreements, subordination and non-disturbance Agreement (SNDAs), estoppels, and lease guaranties. She also represents

regional banks in connection with commercial finance transactions and real estate based construction, acquisition, and refinance loans, including loans for multifamily residential buildings, office buildings, memory care facilities, shopping centers, industrial buildings, and hotels.

Holly first joined MPS as a law clerk while attending law school at the Illinois Institute of Technology, Chicago-Kent College of Law. She became an associate upon her graduation in May 2014.

## CONTACT

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## EDUCATION

- J.D., magna cum laude, Illinois Institute of Technology, Chicago-Kent College of Law, 2014
- B.A., with honors, Michigan State University, 2010

## ADMISSIONS

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

“Leaner in numbers, deeper in talent,  
and united by an uncompromising  
commitment to put our clients’  
interests first and last.”

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## EXPERIENCE

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- Negotiated an office lease with lab space on behalf of an automotive company for approximately 23,000 RSF in Farmington Hills, Michigan.
- Negotiated an office lease on behalf of a national consulting firm for approximately 5,900 RSF in St. Louis, Missouri.
- Negotiated two lease amendments, sublease termination agreements, license agreement amendment, and parent company guarantee on behalf of a national consulting firm in order to reduce office space from approximately 75,000 RSF to approximately 40,000 RSF in Seattle, Washington.
- Negotiated a sublease on behalf of a national consulting firm for the use of approximately 20,000 RSF of office space in New York, New York.
- Negotiated an office lease on behalf of a litigation support firm for the use of approximately 10,000 RSF in Chicago, Illinois.
- Represented a national bank in connection with an approximately \$32,500,000 loan to refinance existing indebtedness on four office buildings in Northbrook, Illinois, and provide funds for improvements to the buildings.
- Represented a national bank, as lead lender and agent, in connection with an approximately \$32,000,000 loan to a joint venture for the construction of a 187 unit residential apartment building in Denver, Colorado.
- Represented a national bank in connection with an approximately \$1,200,000 loan to refinance the existing indebtedness on a convenience store in Pittsburgh, Pennsylvania.
- Represented an Illinois state chartered bank in connection with an approximately \$12,000,000 loan to a joint venture for the acquisition of and improvements to a retail shopping center in Dallas, Texas.
- Represented a national bank in connection with a \$20,000,000 revolving line of credit to a homebuilder for subdivisions in Colorado and Texas.
- Represented a purchaser in the acquisition of 11 acres in Mount Vernon, Illinois, and again in the acquisition of an additional 83 acres in Mount Vernon, Illinois.
- Represented a purchaser in the acquisition of two industrial buildings in Chicago, Illinois.
- Represented a seller in the sale of an apartment building for \$2,380,000 located in Forest Park, Illinois.

## PUBLICATIONS

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- "Expanding the After-Acquired Evidence Defense to Include Post-Termination Misconduct," Chicago Kent Law Review, Vol. 89, Issue 2, Chi.-Kent L. Rev. 823, 2014.