



## CATHERINE A. HANCE Partner

catherine.hance@dgsllp.com

(303) 892-7375 phone (303) 893-1379 fax

### Expertise

Real Estate, Construction Contracts, Telecommunications Industry, Indian Law, Franchise, Brownfields and Renewable & Alternative Energy

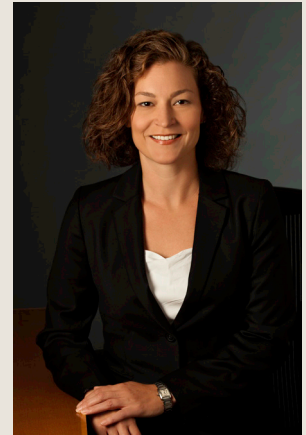
### Education

Georgetown University, J.D., 1996

College of William and Mary, B.A., 1993

### Admitted In

Colorado



**Catherine Hance's** practice covers all areas of real estate transactions, including real property acquisition and disposition, development, leasing, financing and land use development and zoning, as well as formation of entities for real estate investment and development.

Ms. Hance has handled a broad range of acquisition and development transactions, including related land use and surface use issues and negotiation and preparation of restrictive covenants. Her recent projects include a retail and office development in Jefferson County, Colorado, a corporate campus along the Denver-Boulder corridor, an industrial office park near Denver International Airport, a medical office building project in Sterling, Colorado and numerous residential developments along the I-25 corridor.

She also has extensive leasing experience, drafting and negotiating leases and subleases for over two million square feet of retail, office and industrial space, as well as ground leases and build-to-suit agreements. Her leasing practice includes both landlord and tenant representation. For instance, Ms. Hance has represented a number of chain retail entities in lease negotiations as well as a major telecommunications provider in connection with leases of office and data center space and telecommunications licensing agreements. She has also represented several landlords in connection with the lease-up of new retail, office and medical office building projects.

Ms. Hance also represents lenders, borrowers and developers in real property secured finance transactions, including alternative financing structures such as synthetic leasing, sale-leaseback transactions and land banking, as well as bond and tax credit financing transactions. She has written the real property and mortgage codes for a Rocky Mountain region Indian Tribe to enable the Tribe's ventures to enter into innovative financing transactions. Ms. Hance is a member

of NAIOP, CREW-Denver and Women in Real Estate (WIRE). She regularly presents seminars on a variety of real estate topics including contract negotiation, synthetic lease, sale-leaseback and other alternative financing transactions, and the Colorado Common Interest Ownership Act. She is listed in *The Best Lawyers in America*<sup>®</sup> under Real Estate Law and is also a member of the American Bar Association, Colorado Bar Association, Denver Bar Association and Colorado Women's Bar Association.