

Jeff Bates

Of Counsel

Practices: Real Estate Development & Investments; Real Estate; Leasing & Asset Management

Jeff Bates is a member of Winstead's Real Estate Development & Investments Practice Group. Jeff's practice focuses on all aspects of commercial real estate, including the sale, acquisition, disposition, leasing, financing and development of office, retail, industrial and energy facilities.

Representative Experience

- Representation of landlords and tenants in large Class A office leases and corporate relocations and mixed-use retail leases.
- Representation of developers in the acquisition, disposition, financing, construction, development and leasing of complex mixed-use, condominium developments and office projects.
- Representation of lenders and financial institutions in multi-state real estate commercial lending transactions
- Drafting and negotiating construction and architect's agreements on AIA forms used in connection with large mixed-use developments and high-end office space build-outs.

Representative Matters

- Represented a California-based real estate company in the sale of nearly 1,000,000 square feet of Class A office space in the northwest Austin submarket.
- Represented a developer in the negotiation of a long-term lease to include the entire building in La Cantera in San Antonio, approximately 129,000 square feet.
- Represented a developer in a series of leasing transactions in northwest Austin submarket, approximately 200,000 square feet in the aggregate.
- Represented a developer in the negotiation of a long-term lease to include the entire building in northwest Austin submarket, approximately 129,000 square feet.
- Represented a real estate investment firm in the formation of a partnership to build and finance a 200,000 square foot mixed-use office and retail building in City Centre. Also represented the building owner in 100,000 square foot lease to an offshore oil and gas contractor.
- Managed all due diligence in large multi-asset/multi-jurisdictional real estate financings, totaling approximately \$500,000,000 in the aggregate.
- Representation of a large real estate and investment trust in connection with complex relocation of prominent national law firm into approximately 73,225 square feet of space in downtown Austin.
- Representation of a Houston developer in connection with approximately 336,980 square foot lease to be used for company's new corporate headquarters in Houston.



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Education

University of Texas School of Law
– J.D., 2003

University of Texas at Austin
– B.A., 2000
– Plan II Honors Program, Phi Beta Kappa

- Representation of a large real estate investment trust in connection with lease of approximately 20,644 square feet of space to a national law firm in downtown Austin.
- Representation of large real estate and investment trust in connection with the following leases in multiple suburban Austin office projects: approximately 12,573 square foot lease to mortgage broker firm; approximately 14,796 square foot renewal and extension of lease to software company; approximately 15,077 square foot lease to strategic IT planning company; approximately 20,703 square foot renewal and extension of lease to eyecare software company; approximately 22,356 square foot lease to online job search company; approximately 10,856 square foot renewal and extension of lease to firm providing IT solutions to governmental agencies; approximately 22,223 square foot expansion, renewal and extension of lease to online shopping software firm.
- Representation of a large real estate and investment trust in connection with numerous leasing transactions comprising a total of approximately 31,607 square feet of space in multiple office buildings in suburban and downtown Austin.
- Representation of publicly traded REIT in acquisition, financing and development of 1,100,000 square foot open-air lifestyle center in Pearland, Texas
- Representation of a prominent beer distribution company in connection with relocation of company headquarters to approximately 11,530 square feet of space in downtown Chicago.
- Representation of a large international energy company in connection with the restructuring of more than 2,000,000 square feet of office space located in downtown Houston. This project initially involved a review and assessment of existing facilities, and then ultimately the potential consolidation of such offices into one or more headquarter locations after considering a number of factors critical to the company, including efficiency, security and environmental impact.
- Representation of a Houston-based real estate investment firm in connection with the construction, leasing and development of City Centre, a 36-acre mixed-use development in Houston, containing office, retail and residential space, including formation of multiple vehicles with third-party equity investors, multiple construction loans with various syndicated lenders, and more than 250,000 square feet of office and retail leases.
- Representation of a Houston developer in connection with approximately 279,484 square foot lease to Dow Chemical Company for a building in energy corridor in Houston.
- Representation of a longstanding nonprofit chain in connection with over 300,000 square feet of leasing of retail and donation center space in Houston.
- Representation of a large insurance brokerage company in connection with the leasing of approximately 75,000 square feet of space in the Galleria area of Houston.
- Representation of landlord in connection with approximately 53,710 square foot lease for a building in the North Loop area of Houston.
- Represented a Fortune 500 company in disposition of approximately 50 service stations nationwide.
- Represented a textile firm in a complex acquisition and disposition in a reverse 1031 exchange.
- Represented Atlanta-based high-rise condominium developer in acquisition and development of three multi-acre sites in Houston.
- Represented developer in the acquisition and construction financing of mixed-use project in Austin.

Professional & Community Service

- State Bar of Texas, Member
- Austin Bar Association, Member
- Real Estate Council of Austin, Member

Awards & Recognition

Texas Rising Star, Thomson Reuters, 2008, 2012-2017

Admissions

- Texas, 2003