



Brian K. Kozminski

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Brian Kozminski is proud to be both a partner and Chair of the LP's Real Estate & Finance Practice Group. The Real Estate Group achieved a #1 ranking of Midwest real estate law firms in 2007 and 2008, and recognition by Chambers Partners in 2009, 2010 and 2011. Brian's work is consistent with these achievements. Brian has broad experience in real estate law and represents developers and owners of office, senior housing, hotel, medical office, retail, and industrial properties. Brian spends much of his time representing landlords of downtown and suburban office and retail properties. He is currently serving a four-year term as an elected trustee in the Village of Northfield, Illinois.

Brian was recognized individually in the 2011 edition of [Chambers USA](#) in the area of Real Estate: Illinois ([see related press release](#)). Chambers noted that Brian 'has broad experience in real estate law and is described as being ***"extremely responsive, thorough and understanding."***

Brian's wealth of experience and real estate industry knowledge has lead him to numerous awards and career-defining deals, including:

- Represented a group of private equity investors in the \$440,000,000 sale-leaseback of a chain of west coast department stores with locations in multiple states
- Represented the purchaser of the four tower Presidential Towers apartment complex in Chicago, Illinois in a \$475,000,000 deal
- Represented the seller of the IDS Tower, in Minneapolis, in a \$225,000,000 sale to The John Buck Company
- Represented clients in sales and purchases of numerous hotels in Chicago, New York, Florida, Arizona, Virginia, Pennsylvania, and California
- Worked with developers to help create many big box oriented shopping centers in Illinois and Wisconsin

Brian has represented landlords of Chicago and suburban office buildings and has negotiated significant leases against tenants like Microsoft, New York Life, Travelers, BP Amoco, Jones Lang LaSalle, SAP, General Electric,



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Firth Third Bank, Xerox, Blue Cross Blue Shield, Oracle, and Pulte Home Corporation. Brian has also represented retail owners in negotiations with retailers such as Target, the Gap, Filene's Basement, TJ Maxx, Starbucks, Kohl's, Toys R Us, and major grocery chains.

Brian has also had a number of deals involving vertical subdivisions and condominium structuring, including unorthodox use of the Illinois condominium statute in non-residential settings. Brian helped a client vertically subdivide a downtown office building into retail and office components in order to maximize the revenue streams available. Brian's realization that the fully leased retail space could be sold at a premium to the significantly vacant office space which was better suited for an entrepreneurial purchaser completely changed the value of the deal. The subdivision helped the owner maximize value by selling the parts rather than the whole.

Bar Admissions

Illinois, 1995

Education

University of Illinois, B.A., 1992, Political Science

DePaul University College of Law, J.D., 1995

Memberships

Economic Club of Chicago
United Way of the North Shore
Chicago Bar Association
Illinois State Bar Association
Former Member of the Northwest Municipal Conference Transportation Committee

Honors & Awards

40 Illinois Attorneys Under 40 to Watch, Law Bulletin Publishing Company - 2009
Named by Super Lawyer as one of the 2009 Illinois' Rising Stars
Illinois Super Lawyer - 2010, 2011, 2012
Named a Leading Lawyer by Leading Lawyers Magazine
Sweig Award For Excellence in Legal Writing - DePaul University
American Jurisprudence Awards: Legal Writing and Products Liability - DePaul University