



# Kelly Shinn

## Member

## Philadelphia

kshinn@cozen.com | (215) 665-7220

Kelly is experienced in representing owners, buyers/sellers, tenants, and lenders in a wide variety of real estate transactions, including ground-up developments, sale-leasebacks, refinances and workouts, commercial and office leasing, and creation and operation of commercial condominiums and subcondominiums.

Kelly earned her J.D. from Temple University Beasley School of Law. She was vice president of the Business Law Society and a member of the Women's Law Caucus. She received her bachelor's degree from California Polytechnic State University.

## Experience

Represented an operating partner in the sale, joint venture with an institutional investor, and financing of a portfolio of existing large-format industrial buildings and land for development of new, large-format industrial buildings, with an aggregate value prior to the development of more than \$100 million.

Represented a Philadelphia-based event planning company in its financing and purchase of an event venue in Philadelphia.

Represented a foreign-based multinational company in its acquisition of a California-based manufacturer of physical access solutions such as speed gates, turnstiles, and other admission devices. The transaction drew on the experience of the firm's corporate, tax, real estate, employee benefits and executive compensation, intellectual property, environmental, antitrust, and labor and employment attorneys.

Represented an insurance company and its wholly owned subsidiaries in a nine-figure sale of stock and related real estate.

Represented a physical therapy provider in a restructuring and financing involving multiple stakeholders and complex tax planning. The transaction drew upon the experience of the firm's corporate, tax, and real estate attorneys.

Represented a Philadelphia real estate development company in the multimillion-dollar redevelopment of a 55-acre industrial site in Southeastern Pennsylvania currently partially occupied as offices and retail outlets, including negotiating the site acquisition, tenant lease terminations and relocations, major tenant leases, project financing, and parcel out sales.

Represented the buyer in connection with the acquisition of an eight-building industrial portfolio, which included drafting and negotiating the purchase and sale agreement and conducting title and survey review.

Represented a media company in connection with the sale of television station assets to one of the largest television station owners in the United States.

Represented the joint venture partnership engaged in the \$1 billion redevelopment of East Market, a 4.3-acre full block site located in the Market East section of Philadelphia, into a mixed-use project consisting of retail, hotel, office, multifamily rental apartment, and specialty use facilities, including

## Practice Areas

- Real Estate
- Real Estate Development
- Real Estate Leasing
- Real Estate Finance

## Education

- Temple University—James E. Beasley School of Law, J.D., 2011
- California Polytechnic State University, B.A., 2006

## Bar Admissions

- New Jersey
- Pennsylvania

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P: (215) 665-7220 | F: (215) 665-2013

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ground lease and condominium structures and the negotiation of development and financing arrangements.

Closed a joint venture transaction on behalf of the General Electric Pension Trust for the development of a residential complex in Pompano Beach, Fla.

Represented a private equity fund in the \$44.25 million acquisition of the 100/200 Four Falls office building in Conshohocken, Pa. The seller was an affiliate of LNR Partners and financing was provided by Starwood Mortgage Trust. This acquisition was notable as it closed out the fund as the fund's sixth and final investment. Cozen O'Connor represented the fund in all six investments.

Represented Patriot Equities, L.P. and their joint venture partner in a \$135 million portfolio acquisition. The portfolio consisted of 15 office buildings, one of which was subject to a ground lease, in Colorado Springs, Colo.