



## Bradley J. Hintze

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### MINNEAPOLIS

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### Assistant

Fran Flores  
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Email

### PRACTICE AREAS

Mergers & Acquisitions  
Commercial Lending  
Community Banking  
Corporate Finance  
Real Estate & Development

### COURT MEMBERSHIPS

- Minnesota
- Wisconsin

### EDUCATION

University of Minnesota Law  
School, J.D., *cum laude*

University of Wisconsin, B.S.,  
Economics and International  
Relations

Bradley Hintze has extensive experience working with local and regional developers, lenders, and landlords, as well as businesses of all sizes in a variety of real estate transactions. Bradley enjoys partnering with his clients to analyze complex issues and develop creative and effective solutions.

In his spare time, Bradley spends time with his wife and son, watches football, plays golf, and spends time at the cabin.

### Representative Experience

#### *Transfers and Development*

- Led purchase of more than 100 single-family and townhome lots in two distressed developments in the NW Metro (of Minneapolis and St. Paul) from foreclosing lender, including substantial work-out issues and detailed due diligence.
- Co-lead counsel for the purchase of 84 acres for municipal client, including preparing purchase agreement, leading property due diligence, and coordinating financing with Bond Counsel.
- Co-lead counsel in development of 100+ lot single-family vacation home development in Northern Minnesota for Fortune 100 client; drafted CCR and disclosure documents and negotiated with local governmental units for related approvals.
- Assisting counsel responsible for all transactional due diligence matters for purchase of more than 150 advertising units.

#### *Commercial Lending*

- Originating counsel for regional lender in \$1.5 million refinancing hotel project in the SE Metro .

- Originating counsel for \$2.5 million term loan (with participation) for investment real estate in West Metro.
- Lead counsel for national lender in deals including \$3.5 million construction to permanent financing for self-storage project in South Metro, \$1.0 million line of credit to religious institution borrower for improvements to church school, and \$3.3 million construction-to-permanent financing loan for 37,000 square foot manufacturing facility in South Metro.

### ***Leasing Transactions***

- Assisted with leasing operations (office and retail) for national pension fund portfolios and various landlords with local and regional property portfolios.
- Assisted with the real estate portion of corporate divorce in which client medical practice assumed and/or entered into more than 35 leases for practice and office space; reviewed and abstracted leases to be assumed, negotiated new leases and terms and conditions of assignments, SNDAs, estoppel certificate and shared space agreements for multiple locations.
- Serviced high net worth estate planning clients real estate portfolios, including "form" lease development/revision, lease negotiation, property acquisition, divestiture, restructuring and financing, and related due diligence.
- Assisted corporate counsel with real estate aspects of purchase and divestiture of medical and dental practices throughout Minnesota, including negotiation, review and assignment of leases, drafting and negotiating tenancy in common agreements and Member Control Agreements and analyzing various other ownership structures and title issues.
- Assisted corporate and estate planning clients with office, industrial, warehouse and retail leasing needs, including both landlord and tenant-side representation.

### **Events**

- "Commercial Real Estate Transactions: Best Practices and Tips," Hennepin County Bar Association, copresenter  
March 2011
- "Commercial Real Estate Closings," copresenter, National Business Institute webinar  
September 2010

## Publications

- Co-Author, "Reopening offices amid a global pandemic: A tenant's view," Colorado Real Estate Journal, August 5, 2020

## Client Alerts And Blog Posts

- Opening Your Office for Business: A Tenant's Perspective  
June 10, 2020
- "Avoiding Legal Pitfalls of Renting Out Vacation Property,"  
Minnesota Real Estate Journal  
July 1, 2010
- "Dealing with Commercial Mortgage Defaults in Minnesota,"  
Directions, TwinWest Chamber of Commerce  
February 1, 2010

## In The News

- Bloomberg Law Shares Announcement of Four Attorneys Promoted to Partnership  
January 9, 2023
- Minneapolis Business Journal Features Partner Bradley Hintze in People On the Move Series  
January 5, 2023

## News Releases

- Four Attorneys Promoted to Partnership  
January 3, 2023
- Lathrop GPM Attorneys in Minnesota Recognized for Pro Bono Service  
June 21, 2022
- Lathrop GPM Franchise Practice Group Closes Deal Between Home Health Care Giants  
August 13, 2021
- Lathrop GPM Franchise Practice Group Closes \$13.5 Million Deal with BBQ Holdings, Village Inn and Bakers Square  
August 3, 2021
- 34 Gray Plant Mooty Attorneys Recognized as North Star Lawyers  
May 5, 2016
- Gray Plant Mooty Adds Three New Attorneys to Firm  
January 31, 2013

## Professional Affiliations

- Hennepin County Bar Association
- Minnesota State Bar Association
- National Association of Industrial Properties
- Risk Management Association
- Wisconsin Bar Association

## Community Involvement

- TwinWest Chamber of Commerce Emerging Leaders, board chair, 2009-2011

## Honors

- Volunteer Superstar Award, TwinWest Chamber of Commerce Emerging Leaders, June 2011
- "North Star Lawyers," Minnesota State Bar Association, 2015, 2021-2022