Jo Claire Spear

Senior Counsel

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Practice Areas

- Real Estate and Lending Transactions

Education

J.D., with honors, Stetson University, 1989

- Executive Board and Comments Editor, Stetson Law Review, 1988 - 1989

M.S., University of Tampa, 2013

Admissions

Florida
United States District Court for the Middle District of Florida

Overview

Jo Spear is Senior Counsel in the firm's Real Estate and Lending Transactions Practice Group. She is experienced in a broad range of commercial real estate transactions, representing owners, tenants, and lenders in acquisitions, financing, leasing, and dispositions. Matters include sale/leaseback transactions.

Most recently, her transactions have involved data center portfolios, warehouse properties, hospital and medical office buildings, multi-family communities, multi-tenant office buildings, wind and solar energy projects, and real property diligence (including leasing and occupancy reviews) associated with multi-state or cross-border mergers and acquisitions.

Jo also consults on the Florida documentary stamp tax and intangible tax statutes and regulations, and Florida counsel opinions.

Representative Matters

- Represented a global logistics company based in Germany in the sale and leaseback of its 230,000 SF warehouse facility located on a 12-acre site in Miami-Dade County, Florida, with related amendments to the warehousing service agreements and defeasance of the mortgage loan
- Assisted a data center REIT in the acquisition of a portfolio of U.S. data centers, including the analysis and/or drafting of leases, subleases, licenses, colocation agreements, and telecom access agreements
- Real estate diligence for a London-based investment group in the acquisition of a U.S. Company operating 170 leased locations
- Facilitated a private equity fund in its acquisition of 55 leased retail locations throughout the U.S. with associated lease due diligence
- Represented U.S.-based multi-family developer in the acquisition and financing of a mixed-use commercial development in Miami-Dade County, Florida, structured as a vertical subdivision
- Analysis of real estate assets for a U.S.-based company in connection with its acquisition of a Canadian rail line
- Represented lender in the refinancing of a multi-state portfolio of micro-hospitals and medical office buildings comprising 153,000 SF, under construction
- Represented a developer of wind and solar energy projects in its multi-state parcel assembly, with associated negotiation and drafting of acquisition documents, leases, and transmission line easements

Professional Involvement

- Florida Bar Real Property, Probate and Trust Law Section
- Florida Bar Business Law Section

Thought Leadership

- "Consider a Sale-Leaseback When Marketing Commercial Property," Author, *Tampa Bay Business & Wealth Magazine*, January 2023