



Tal Diamant

Shareholder

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Denver, Colorado

Tal Diamant utilizes his broad real estate and corporate expertise to act as a trusted advisor for his clients and help them navigate complex retail, office, industrial and multifamily projects. His practice includes acquisition/disposition, development, leasing, real estate partnership formation and financing work for a wide variety of real estate assets.

Tal has completed acquisitions and dispositions in all sectors from smaller unique real estate to some of the largest properties in Colorado and beyond. Tal's experience in retail leasing is unparalleled. He has completed leases totaling over 4 million square feet with major national retail anchors. Tal has extensive knowledge in the entire development process of large shopping centers and office parks, including acquisition, creation of private and public financing, negotiation of complex CC&Rs, lease-up, pad sales and the ultimate disposition.

Due to his intricate understanding of the market and clients' business strategy, Tal is often asked to get involved in the earliest stages of deal structuring. He possesses the know-how necessary to assemble the best team for each client's project.

Tal has led seminars and panels in connection with the International Council of Shopping Centers, Bisnow and NAIOP.

He is fluent in German and Hebrew.

Practices

Leasing, Acquisition Disposition, Development, Finance & Lending

Representative Matters

- Counsel to EverWest and WHI in 86,000 square foot office building lease with WeWork at Junction 23 in RiNo. Junction 23 will be WeWork's largest flexible office project in Colorado.
- Represented KORE Investments, LLC in a record setting acquisition of a 12-story, 242,000 sq. ft. building housing Re/Max's headquarters as well as buildings occupied by Shanahan's Steakhouse and to be occupied by Snooze.
- Represented Fortune 500 client in a single tenant Lease at 960 Kifer Road, Sunnyvale, California consisting of a warehouse-distribution and office building containing approximately 91,255 rentable square feet.
- Represented hotel casino operator in connection with the negotiation and drafting of a long term ground lease to a national retail tenant, including access and easement issues related thereto.
- Served as Nevada counsel to Caesars Entertainment in connection with \$185 million financing to renovate the 199-room Bill's Hotel in Las Vegas, Nevada, into a "lifestyle" gaming hotel and casino featuring a 65,000-square-foot rooftop pool and dayclub/nightclub.
- Negotiated the lease for Western Athletic Clubs, a chain of luxury health and fitness clubs in California, in a Sears-owned space of more than 60,000 square feet.
- Negotiated a lease on behalf of Wynn Resorts for the high-end retailer, Hermès, in its Encore Retail

Promenade in Las Vegas.

- Negotiated the lease for space in a high-end Las Vegas shopping center on behalf of a prominent European fashion retailer.
- Prepared Caesars Entertainment's retail lease form for use across its national hotel and casino network.
- Represented Alberta Development Partners, LLC in the development and financing of Cornerstar, a new mixed-use center containing 158 acres of retail and residential space in Aurora, Colorado. Brownstein handled the leasing and selling of portions of the center to national and regional retailers such as Target, Dick's Sporting Goods, Best Buy, Office Depot, 24 Hour Fitness and Sunflower Market.
- Represented Alberta Development Partners, LLC in all aspects of redevelopment of Southglenn Mall to create a new, mixed-use center called The Streets at SouthGlenn, including the eminent domain process, public and private financing, creation of governing documents with Sears and Macy's and leasing of more than one million rentable square feet of retail, office and residential space to national and regional retailers such as Whole Foods, Dick's Sporting Goods, Best Buy, Staples, 24 Hour Fitness, Ross and eCollege.
- Negotiated two office leases in Boulder, Colorado for over 100,000 square feet of office and lab space on behalf of Gilead Sciences, a leading biopharmaceutical company.
- Represented Shea Homes Limited Partnership in the acquisition of various real estate assets and entity interests related to the development of both commercial and residential property in Denver and Arapahoe Counties.

Community

Board of Directors, Israeli American Council

Publications & Presentations

- Surety Bonds: An Alternative Security for Leases, Co-author, *Colorado Real Estate Journal*, May 2019
- Record-Breaking Colorado Real Estate Deals,
Brownstein Client Alert, April 8, 2019
- Don't stop me now: Prohibited-use lists evolve, Co-author, *Colorado Real Estate Journal*, May 2018
- Tips to Maintain Flexibility in Lease Negotiations ,
Co-author, *Colorado Real Estate Journal, Retail Properties Quarterly*, May 2017
- Downsizing: The Proliferation Of Smaller Tenants For Landlords, Co-Author, *Western Real Estate Business*, May 2017

Education

- J.D., 1997, University of Denver Sturm College of Law
- B.S., 1994, University of Denver, international business

Admissions

- Colorado

Recognition

5280 Top Lawyers, Real Estate, 2017-2019

Membership

American Bar Association

Colorado Bar Association

International Council of Shopping Centers