



Chuck Delorey

Shareholder

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Chuck Delorey focuses his practice on real estate transactions, including sales and acquisitions, land use and development, leasing, and construction.

Chuck Delorey advises clients in all aspects of commercial real estate transactions, from early-stage diligence to closing to post-acquisition development work. He has significant experience managing real estate projects of all scopes and complexities, including multi-state transactions involving the acquisition or disposition of large property portfolios. Chuck routinely leads transactions under compressed timelines, coordinating among multiple stakeholders to ensure efficient closings without compromising quality or risk management. He recently assisted a national retailer in the successful assumption of leasehold interests for 18 properties located in 14 states across the country with the transaction being completed within less than six weeks.

Chuck drafts and negotiates key transactional documents – such as purchase and sale agreements, leases, easements, and construction contracts – and manages all components of title, survey, and financing review. Clients value his ability to quickly understand their business priorities and adapt to their preferred deal structures and internal processes. This client-centered approach has resulted in long-standing relationships with national and regional real estate companies, developers, and operators. Chuck also serves as lead leasing counsel for a top national retailer and regularly acts as local counsel in multi-jurisdictional deals.

In addition to real estate and health care, Chuck performs corporate transactional work such as corporate planning and formation, commercial contracting and negotiation, mergers and acquisitions, and venture capital and angel fundraising. He also has experience assisting early-stage and emerging growth companies with preparation of formation documents, capitalization and financing strategies, and various contracts including employment, consultation, and customer/vendor agreements.



Representative Matters

Real Estate

- Assisted owner in subdivision of property and development of single-family residential lots including negotiating and drafting development agreement between client and municipality.
- Assisted multi-property landlord in leasing space to retail and office tenants.
- Assisted non-profit client in expansion of 8,000+ unit portfolio of affordable housing projects including several low-income housing tax credit financing transactions.
- Assisted buyer in acquisition of property for development of mixed-use office/retail/residential facility including negotiating for public infrastructure and TIF financing.
- Represented tenant in negotiating and drafting lease of industrial disposal facility.
- Assisted client in acquisition of thousands of acres of farmland and eventual sale to publicly traded energy production entity including negotiating and drafting purchase agreements and farm leases with property owners/tenants.
- Assisted purchaser/developer in acquisition of property and development of lakefront restaurant and luxury condominium project.
- Advised various municipalities on real estate transactions and drafting of zoning and land division ordinances.
- Represented a commercial real estate company in the acquisition of a \$98 million industrial property.

Corporate Formations, Mergers and Acquisitions

- Assisted on \$30 million acquisition of biotech contract manufacturing organization including 37,000 square foot production facility.
- Assisted on \$18 million acquisition of franchised Class 7 truck dealerships across multiple states.
- Assisted on sale of chain of high-end steak and seafood restaurants across multiple states.
- Represented partner in buyout of 50/50-owned dentistry practice.
- Assisted in \$2.5 million sale of privately owned and operated restaurant franchises.
- Represented family-owned LLC in disposition of property, entity dissolution, and distribution of assets.
- Assisted developer in joint venture with out-of-state REIT for development of \$13 million senior housing facility including drafting operating agreement for joint venture entity, subscription agreement for private investments, and real property purchase agreement.

Financing and Banking

- Assisted lender on \$2.4 million loan for acquisition of multiple franchised restaurant locations.
- Assisted lender on \$1 million construction loan for expansion of vacation rental property.
- Assisted in structuring loan transaction with state-backed insurance reserve fund as collateral.

Entrepreneurship

- Represented various startup clients in industries ranging from beekeeping to augmented reality software.



Professional Honors & Activities

- Listed in Best Lawyers: Ones to Watch® in America for Real Estate Law (2024 – 2026)
- Member – Tennessee Bar Association
- Member – State Bar of Wisconsin (2015)
- Member – Dane County Bar Association (2015)



Speaking Engagements

- "Legal, Banking and Accounting Tips for Startups," gBETA Lecture Series (September 2017)
- "Early Stage Legal Issues for Entrepreneurs," gBETA Lecture Series (April 2017)



Education

- University of Wisconsin Law School, J.D., 2015
- Brigham Young University, B.S. in Business Management, 2012



Admissions

- Alabama, 2021
- Tennessee, 2019
- Wisconsin, 2015