

A professional portrait of Joel R. Pentz, a man with short dark hair, wearing a dark suit, white shirt, and a yellow and blue striped tie. He is standing in a modern office hallway with warm lighting and blurred background.

Joel R. Pentz

Cleveland

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Overview

Joel is a strategically focused, results based business advisor and legal counselor, possessing a broad and unique background both in-house and in private practice, in both the private and public sector, and in numerous industries.

Joel's practice is centered around all aspects of corporate real estate and he has extensive experience leading, planning, structuring, negotiating, managing and executing real estate acquisition, divestiture, leasing, financing, development and joint venture transactions with particular focus on corporate headquarter, office, warehouse, distribution, logistics, industrial and healthcare facility assets.

Joel represents a broad range of clients in multiple industries including Fortune 500 companies, private equity firms and related portfolio companies, manufacturers, distributors, logistics companies, long-term care developers and operators, lenders, and investors, developers, operators and end-users of multi-family, hotel and hospitality and medical office properties.

In addition to his private practice background, Joel has public sector experience as a former port authority in-house General Counsel where during his tenure he had regular and significant interaction with local, state and federal elected officials and governmental agencies, trade organizations and interested stakeholder groups in connection with policy and advocacy, public relations, project planning and management, construction, environmental, funding, economic development, public private partnerships and general business development efforts with respect to major regional logistics and intermodal assets and related public infrastructure improvements, industrial properties and warehousing facilities, logistics and transportation issues, industrial and waterfront development and collaborative public private partnership opportunities.

Representative Matters

- Represented Rover Group, Inc., the world's largest online marketplace for pet care, in its acquisition of Meowtel Inc., the leading cat-sitting marketplace.
- Represented GarageCo Holdings, Inc. in its add-on acquisition of Omaha Door & Window, expanding the GarageCo platform.
- Represented Blackstone in connection with its acquisition of a portfolio of 228 mortgage loans from Atlantic Union Bank for approximately \$2 billion.
- Represented Blue Marlin Partners in acquiring a stake in Mo' Bettahs, a Hawaiian-Style Barbecue restaurant chain.
- Represented Loar Holdings Inc., a diversified manufacturer and supplier of niche aerospace and defense components, in its acquisition of Applied Avionics, Inc., a manufacturer of highly engineered avionics interface solutions catering to the aviation industry, valued at \$385 million.
- Represented private equity sponsor in its simultaneous acquisitions of an oncology practice service provider and a group purchasing organization.
- Represented The CommuniCare Family of Companies in its acquisition of 16 nursing centers in Indiana, 4 health care centers in Maryland, and 4 others in Virginia, adding more than 1000 beds.
- Represented a client in its acquisition of four skilled care facilities and the financing of the acquisition and operation of those facilities and five others.

Credentials

EDUCATION

- Case Western Reserve University, 1999, J.D., *cum laude*
- Mercyhurst University, 1995, B.A., *summa cum laude*, Sports Organizational Management

BAR & COURT ADMISSIONS

- Ohio

Memberships

- Leadership Cleveland, Class of 2010

News & Insights

- [Benesch Advises COEO Solutions on its Acquisition of S-NET Communications](#)
May 5, 2026 | Press Releases

- [Benesch Advises Rover Group, Inc. on Acquisition of Meowtel, Inc.](#)
February 4, 2026 | Press Releases
- [Benesch Advises Riata Capital Group on Acquisition of COEO Solutions](#)
February 2, 2026 | Press Releases
- [Benesch Advises Riata Capital Group on Acquisition of Government Window](#)
October 10, 2025 | Press Releases
- [Benesch Advises Rotunda on Strategic Investment in Capital Machine Technologies](#)
April 22, 2025 | Press Releases
- [Benesch Advises TowerBrook Capital Partners on Acquisition of Majority Stake in Industry-Leading Berkeley Research Group](#)
February 27, 2025 | Press Releases
- [Benesch Advises Blue Marlin Partners on Acquiring Strategic Stake in Mo' Bettahs](#)
October 25, 2024 | Press Releases
- [Benesch Facilitates Client Loar Holdings Inc. Acquisition of Applied Avionics, Inc.](#)
August 26, 2024 | Press Releases
- [Benesch Represents Prime Pensions in Acquisition of Valley Forge Pension Management](#)
August 7, 2024 | Press Releases
- [Benesch Client Loar Holdings Inc. Announces Definitive Agreement to Acquire Applied Avionics for \\$385 Million](#)
July 30, 2024 | Press Releases