

Kathleen M. Vlasek

Cleveland
T 216.363.4584
kvlasek@beneschlaw.com

Overview

Kathleen's practice focuses on facilitating diverse leasing transactions across the commercial, retail, office, and industrial sectors. She has experience drafting, negotiating, and reviewing retail leases, amendments, and associated documentation (including SNDAs and estoppels) on behalf of retail landlords with tenants ranging from small and boutique shops to large-scale grocery stores and other anchors, restaurants, and outparcel establishments.

Beyond landlord-side retail leasing, Kathleen offers representation for both landlords and tenants navigating office, industrial, warehouse, and other commercial lease agreements.

In addition to her leasing practice, Kathleen represents clients on property acquisitions, dispositions, new developments, and redevelopments across industrial, retail, office, and multi-family sectors. She provides comprehensive support on these matters, addressing negotiation of purchase agreements, reviewing and attending to title, survey, and environmental considerations, and providing analysis of existing lease and/or title restrictions related to new developments or redevelopments of existing properties. Kathleen also has experience advising clients on zoning regulations, including variance applications and amendments.

Kathleen has extensive experience with analyzing a diverse array of real estate matters and issues, providing strategic counsel to clients with respect to those matters and issues, and overseeing complex real estate transactions and redevelopment projects.

Representative Matters

- Represented Smartlink, LLC, a nationwide provider of telecommunications infrastructure services, in the sale of all of its equity to Recognize.
- Represented Purolator, a leading Canadian provider of integrated freight, package and logistics solutions, as U.S. deal counsel in its acquisition of Livingston International from Platinum Equity.
- Served as legal counsel to Atmus Filtration Technologies in its $450 million definitive agreement to acquire Koch Filter. The transaction strengthens Atmus' market position by providing direct access to Koch Filter's established customer network across commercial and industrial HVAC, data centers and power generation.
- Represented a metal manufacturer in the sale of an industrial warehouse in Ohio for over $6 million.
- Represented a leader in the veterinary industry in its acquisition and lease-back of property located in Bloomfield Hills, MI for about $1.5 million.
- Represented a large manufacturing firm on the sale and leaseback of the industrial property out of which they operate in central Ohio for over $22.2 million.
- Represented Custom Glass Solutions LLC, a glass manufacturing firm and portfolio company of Stellex Capital Management, on the sale and leaseback of a property out of which they operate in Upper Sandusky, Ohio for over $22 million. The deal was structured as a sign-and-close sale leaseback with significant financing issues to release the existing mortgage prior to closing.
- Represented LeadsOnline, LLC, a portfolio company of TA Associates, in its acquisition of Nighthawk.cloud, LLC, a provider of data analytics software to law enforcement and investigative agencies.

Credentials

EDUCATION

- Cleveland State University College of Law, J.D., *cum laude*
- University of Dayton, B.A., *cum laude*, Sociology

BAR & COURT ADMISSIONS

- Ohio

Memberships

- Member, American Bar Association
- Member, International Council of Shopping Centers (ICSC)

- Member, Girl Scouts of North East Ohio Young Alumnae Committee
  - Chair, Events Planning Subcommittee
- Member, Playhouse Square Partners Board

News & Insights

- Benesch Advises Weinberg Capital Group on Acquisition of Pinson Valley Heat Treating, Bolstering Manufacturing Capabilities
  December 12, 2025 | Press Releases
- Benesch Advises Atmus Filtration Technologies on $450 Million Agreement to Acquire Koch Filter Corporation, Establishing Industrial Air Filtration Platform
  December 2, 2025 | Press Releases
- My Benesch My Team - Aligned Dental Partners
  July 16, 2024 | My Benesch My Team: Client Feature Ads
- Benesch Client LeadsOnline Purchases Nighthawk.Cloud
  May 23, 2024 | Press Releases
- Benesch Ranks in Midwest Real Estate News
  October 30, 2023 | Press Releases
- Six Attorneys Join Benesch
  October 30, 2023 | Press Releases
- Benesch continues to grow in size and capability as we add 20 associates to our Cleveland office over the past year.
  October 30, 2023 | Announcements
- Weinberg Capital Group Exits North American Kitchen Solutions, Inc. (dba Hoodmart)
  November 29, 2022 | Press Releases
- My Benesch My Team - MAI Capital Management
  January 28, 2022 | My Benesch My Team: Client Feature Ads
- Kathleen M. Vlasek quoted in Law360 | "What We Learned About Malls In 2021"
  December 17, 2021 | Media Mentions

Speaking & Events

PAST EVENTS

- ESG: Managing Environmental, Sustainability and Governance Demands for Successful Leasing and Development | Kathleen M. Vlasek
  October 25, 2023 - October 27, 2023 | Speaking Engagement

- Supercharging Your Common Area Revenue With Electric Vehicle Charging and More | Kathleen M. Vlasek
  October 26, 2022 - October 28, 2022 | Speaking Engagement
- Ground Rules for Ground Leases: Be Careful Out There, It's Not as Easy as It Looks! | Kathleen M. Vlasek
  November 5, 2021 | Speaking Engagement
- Challenges in Real Estate Within the Era of COVID-19
  September 22, 2020 | Speaking Engagement