

LeAnn Davis

Cleveland
T 216.363.6232
cldavis@beneschlaw.com

Overview

LeAnn is a practical and experienced commercial real estate attorney, assisting developers, lenders, corporations, and investors in all phases and types of complex real estate transactions. Licensed in Ohio and Florida, LeAnn has a special interest in commercial asset redevelopment, joint ventures, conservation and environmental credit projects, legal opinion practice, and in resolving difficult title issues.

LeAnn's graduate education and prior experience as in-house counsel for public corporations and a regional non-profit conservation organization sharpened her skills in operational strategy, management, and critical problem-solving, all of which allow her to provide efficient and pragmatic counsel for her clients at Benesch.

Representative Matters

- Represented a global asset management firm in a joint venture with a real estate real estate investment firm to acquire a multifamily property with ground-floor retail in Chicago for $41.5 million. Also advised the borrower in connection with a $29.9 million financing.
- Managed and executed portfolio disposition program of shopping center and mall anchor properties located throughout the United States and Puerto Rico for publicly traded REIT as both outside and seconded counsel, including over $2.5 billion in asset sales, winding down and modification of joint venture relationships, and other legal, corporate and operational support.
- Represented private lender client in conversion and restructuring of debt position to equity interest and negotiation of $155MM in new senior and mezzanine debt and construction financing secured by luxury hotel property located in Manhattan.

- Represented institutional real estate investment manager in various preferred equity investments, including acquisition and restructuring finance transactions secured by multifamily properties in New York and Ohio and industrial properties in Connecticut.
- Represented national multifamily developer in various new construction financing and agency refinancing transactions for various multifamily development projects, including multifamily developments located in Nevada, Texas, and New Jersey.
- Represented large global investment firm as borrower in construction financing transaction secured by ground leased multifamily property located in New Jersey.
- Represented large national shopping center developer in acquisition financing and refinancing transactions, including shopping centers located in Florida, Ohio, Texas and California.
- Represented publicly traded REIT in the portfolio and one-off acquisition and disposition of various triple net lease and quasi- triple net lease retail properties located throughout the United States.

Credentials

EDUCATION

- University of Florida Warrington College of Business, 2003, MBA, Competitive Strategy
- The University of Florida – Fredric G. Levin College of Law, 2002, J.D.
  - Florida Law Review, 2001-2002
  - Senior Editor, Galleys, Summer 2002, Fall 2002
  - The Justice Campbell Thornal Moot Court Board, 2001-2002; Chair, Summer 2002, Fall 2002
  - Order of the Coif
- Duke University, 1997, B.A., Political Science and Public Policy
  - Dean's List

BAR & COURT ADMISSIONS

- Florida
- Ohio

Memberships

- Member, Urban Land Institute, Cleveland District Council; Executive Committee, 2008-2013; Chair, Young Leaders Group 2008-2010
- Member, International Council of Shopping Centers

- Member, Northeast Ohio Gator Club (University of Florida Alumni Association); President, 2008-2012; Board of
  Directors, 2006-2013
- Fairmount Presbyterian Church (Cleveland Heights, OH): Member; Clerk of Session 2015-2017; Board of
  Trustees, 2012-2014; Chair, Properties Committee, 2012-2014; Junior High and High School Youth Advisor,
  2010-2017; Pastor Nominating Committee 2011-2013
- Member, Western Reserve Historical Society; Board of Directors (2024-present), Building and Grounds Committee, Governance Committee
- Member, American Bar Association; Real Property, Probate and Trusts Section, Business Law Section
- Member, Commercial Real Estate Finance Council

Awards & Recognition

- Listed, Ohio Super Lawyers Rising Star, 2009-2011
- Recipient, University of Florida Alumni Association Award for Outstanding Leadership, 2007-08

News & Insights

- Real Estate Attorney LeAnn Davis Joins Benesch in Cleveland
  October 30, 2023 | Press Releases
- Benesch's new Cleveland Partners mentioned in Crain’s Cleveland People on the Move
  January 30, 2023 | Media Mentions
- Benesch Names 20 New Partners for 2023
  January 2, 2023 | Press Releases
- My Benesch My Team - NRP Group
  June 30, 2021 | My Benesch My Team: Client Feature Ads
- Landmarks Newsletter | Summer 2019
  August 8, 2019 | Newsletters

Speaking & Events

PAST EVENTS

- Legal Ethics for Real Estate Attorneys | LeAnn Davis
  October 20, 2026 | Speaking Engagement
- Legal Ethics in Real Estate Practice | LeAnn Davis
  December 5, 2024 | Speaking Engagement