



Michael K. Swarengen

Cleveland

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Overview

Michael focuses his practice on real estate development, finance and investment throughout the United States.

Michael represents public and private companies in the development, purchase, sale, leasing and financing of shopping centers, office buildings, industrial properties, multi-family projects, hotels and parking facilities. His transactions include ground-up development, redevelopment of existing properties, investment in stabilized income-producing properties, large portfolio transactions, ground leases and structuring mixed-use projects with complex air-rights parcels, easements and restrictions.

Michael's experience includes negotiation of complex joint ventures, equity investments, debt financing and development agreements. He represents lenders and borrowers in construction, mezzanine and permanent financing, loan workouts and restructurings and the acquisition of distressed debt. Michael also advises public and private companies on the structuring, development, purchase, sale and leasing of their corporate real estate, including build-to-suit leases, office and industrial leases, 1031 like-kind exchanges, and sale-leaseback transactions.

Representative Matters

- Advised Currier Plastics in its investment partnership with Sheridan Capital Partners.
- Represented a publicly traded REIT in a \$150+ million acquisition of 23 strip shopping centers

- Represented Columbia Pacific Advisors in a joint venture with Criterion Group in obtaining \$180 million in refinancing for a 34-property, 15.4 million-square-foot industrial outdoor storage portfolio spanning 290 acres across key Tier 1 and Tier 2 markets nationwide.
- Represented Blackstone in connection with its acquisition of a portfolio of 228 mortgage loans from Atlantic Union Bank for approximately \$2 billion.
- Represented guarantor and its subsidiary borrowers in connection with a \$530,000,000 syndicated mortgage loan secured by a portfolio of 35 shopping center assets located across the nation.
- Represented a nationwide private equity lender on a \$66 Million loan to acquire and improve a 739 unit garden apartment complex.
- Represented three co-borrowers on a \$40 Million CMBS loan to refinance three apartment complexes.
- Acquisition, development, financing, leasing and management agreements for parking facilities throughout the United States.

Credentials

EDUCATION

- Georgetown University Law Center, 1989, J.D., *cum laude*
 - Editor, *American Criminal Law Review*
- University of Toledo, 1982, B.A., *cum laude*

BAR & COURT ADMISSIONS

- Ohio

Memberships

- Member, American Bar Association
- Member, Cleveland State Bar Association
- Fellow, American College of Real Estate Lawyers (ACREL)
- Member, International Council of Shopping Centers (ICSC)
- Former Chair, Board of Trustees, Historic Gateway Neighborhood Development Corporation
- Former Member, Board of Directors, Downtown Cleveland Alliance
- Former Member, Board of Trustees, The Intergenerational School (public school charter)

Awards & recognition

- Listed, *The Best Lawyers in America*®, Real Estate Law, 2008-2026
- AV® Preeminent Rated, Martindale-Hubbell Peer Review
- Listed, The International Who's Who of Real Estate Lawyers 2011
- Listed, Ohio Super Lawyers 2004-2018, 2021-2024

News & Insights

- [Benesch Advises Currier Plastics in Investment by Sheridan Capital Partners, Accelerating Growth in Healthcare Manufacturing](#)
October 3, 2025 | Press Releases
- [129 Benesch Attorneys Recognized in 2026 Best Lawyers® Rankings](#)
August 21, 2025 | Press Releases
- [132 Benesch Attorneys Recognized in 2025 Best Lawyers® Rankings](#)
August 14, 2024 | Press Releases
- [41 Benesch Attorneys Selected to 2024 Ohio Super Lawyers and Rising Stars Lists](#)
December 31, 2023 | Press Releases
- [44 Benesch Attorneys Named Best Lawyers in America® 2013](#)
October 30, 2023 | Announcements
- [48 Benesch Attorneys Named Best Lawyers in America](#)
October 30, 2023 | Announcements
- [Benesch Ranks in Midwest Real Estate News](#)
October 30, 2023 | Press Releases
- [U.S. News & World Report - Best Lawyers 2017](#)
October 30, 2023 | Announcements
- [U.S. News & World Report - Best Lawyers 2019](#)
October 30, 2023 | Announcements
- [U.S. News & World Report - Best Lawyers 2016](#)
October 30, 2023 | Announcements