

Michael K. Swearengen

Cleveland
T 216.363.6139
mswearengen@beneschlaw.com

Overview

Michael focuses his practice on real estate development, finance, and investment transactions across the United States. He represents public and private companies in the acquisition, development, financing, leasing, and disposition of commercial real estate assets, including mixed-use, multifamily, office, industrial, hospitality, and retail properties, with experience spanning complex development and portfolio transactions.

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

- Represented a leading national real estate developer in its financing from a national bank to acquire a multifamily development valued at approximately $73 million, structured as a joint venture negotiated with a global private equity fund. The engagement included simultaneously coordinating the acquisition of contiguous parcels from multiple adjacent private sellers to facilitate a lot split, together with the negotiation of a purchase and sale agreement for the sale of the subdivided parcel to an adjacent developer. The transaction also required negotiating two development agreements, a shared infrastructure development agreement with the developer and a public infrastructure development agreement with the local municipality, along with a public right of way dedication to satisfy state and municipal zoning and regulatory requirements.
- 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 in Georgia, North Carolina, South Carolina, Arizona, Texas, Virginia and Indiana.
- 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.

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, 2008-2027
- 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

- 126 Benesch Attorneys Recognized in 2027 Best Lawyers® Rankings
  August 20, 2026 | Press Releases
- 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