



Kaila Sergent

Associate

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Kaila Sergent focuses her practice on commercial real estate transactions including acquisitions and dispositions, leasing, financings, real estate development and corporate real estate services. She has handled multiple portfolio transactions across a wide variety of asset types.

Kaila has extensive experience negotiating and drafting leases on behalf of landlords and tenants of office, retail and industrial space in a wide variety properties, including urban locations, shopping centers, mixed-use developments and condominiums. She frequently counsels her clients on the repositioning of properties, including subletting, assignments, modifications and restructures, early terminations and sales of leaseholds.

Kaila also advises developers and corporate clients on the environmentally conscious aspects of real estate, including LEED certification, compliance with city "Green" codes and the establishment of policies and procedures for environmentally sensitive green building and leasing.

- Real Estate
- Real Estate

- Represented a Shanghai-based developer in connection with the acquisition of a 70% joint venture interest in a multi-billion-dollar real estate development in New York City
- Represented a leading Chicago-based real estate private equity firm in connection with the development of a US\$100 million senior housing facility in Fairfax County, Virginia, including a 99-year ground lease and construction financing
- Represented a leading Chicago based real estate private equity firm in the formation of public-private partnerships with numerous world class universities across the United States, which projects have included long-term ground leases, sale lease-backs and ground-up development of student housing facilities
- Represented renown co-working company in connection with 30+ leases across the United States and in Canada and advised on day-to-day leasing, acquisition, and legal operational issues
- Represented international bank in the acquisition of a US\$600 million trophy office tower in Manhattan and subsequent lease-up of approximately 500,000 square feet of office space
- Represented a leading Chicago-based real estate private equity firm in connection with various acquisitions, financings, joint

ventures, developments, and dispositions of student housing facilities, senior housing complexes, and life sciences and medical office buildings throughout the United States (including various large portfolios)

- Represented leading privately-held global developer of sustainable energy projects in connection with the disposition of 100+ wind energy centers across the Midwest
- Represented international bank in connection with the leasing of 20+ retail locations across the United States
- Represented Fortune 500 companies in connection with headquarters and retail leases in major Manhattan mixed-use developments, including Hudson Yards and One World Trade Center

CREDENTIALS

Admissions

- California
- Illinois
- New York

Education

- J.D., University of California, Davis School of Law
- B.A., Legal Studies & Political Science, University of California at Berkeley

Memberships

- Served on the New York City Bar Construction Law Committee and Green Building Subcommittee (2015-2017)

INSIGHTS

Publications

- Author, "Improving New York City's Design and Construction Processes and Practices," *New York City Bar*, November 17, 2017

NEWS

DLA Piper advises Harrison Street on US\$1.6 billion medical office and senior housing transactions

17 June 2021

DLA Piper advised Harrison Street on an integrated series of transactions through which Harrison Street agreed to purchase 24 senior housing assets and sell 14 medical office properties across eight states over numerous months for a total transaction value of approximately US\$1.6 billion.

PRO BONO

In addition to her commercial practice, Kaila represents a Chicago-based non-profit in connection with dispositions, leases and subleases across the City of Chicago. She has also represented inmates in connection with parole board hearings.