



## Heather M. Gasper

### SENIOR ASSOCIATE

THE LINK VIRTUAL

DENVER, CO\*

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### OVERVIEW

Heather assists commercial real estate clients on a broad variety of end-to-end transactions nationwide.

Heather's collaborative attitude helps guide clients large and small through the acquisition, development, financing, disposition and leasing of commercial property. She represents commercial lenders and developers in construction financing projects, utilizing monetization of tax increment financing (TIF), Property Assessed Clean Energy financing (PACE), and other governmental incentives. Clients relying on Heather's counsel include lenders, owners, developers, tenants and landlords across industry sectors that include:

- Self storage
- Telecommunications
- Cannabis
- Hospitality and resorts
- Retail/Office/Industrial
- Mobile home parks
- Finance

Heather brings a business-minded perspective to her practice of law; clients value that Heather's legal counsel and due diligence is informed by her pre-law career as an environmental scientist. Additionally, Heather also served as

### Industry

Real Estate, Development, & Construction

### Services

Cannabis

Corporate Real Estate

Data Centers

Nonprofit Organizations & Religious Institutions

Property Assessed Clean Energy (PACE) Financing

Real Estate Finance

Retail Real Estate

Self Storage

Telecom

## HUSCH BLACKWELL

in-house counsel to both a national title insurance company and a lender holding over \$132 billion in assets. Heather's comprehensive background in the environmental, financial and title insurance industries allows her to advise real estate deals from multiple industry perspectives.

### Case Study

#### **Empowering Change: Zero Electric's Journey with Communities for Change and Husch Blackwell**

HB Communities for Change initiative assists Zero Electric to secure a charging station, build it out, and develop the technology they will store at the station.

### Experience

#### **COMMERCIAL PURCHASES AND SALES**

- Acted as real estate counsel to a publicly traded self storage REIT in connection with acquisition of self storage facilities located throughout the United States. Transactions ranged in size from a single self storage facility to large multi-state portfolios.
- Served as real estate counsel for acquisition and expansion of cannabis dispensaries and retail operations.
- Represented insurer in +\$1 billion portfolio acquisition consisting of 90 sites of self storage nationwide.
- Advised on rural lot splits and zoning variances for telecommunications client's strategic real property acquisitions and dispositions.

#### **COMMERCIAL LEASING – TENANT AND LANDLORD**

- Advised cannabis dispensaries and retail cannabis landlords and tenants.
- Advised Fortune 100 telecommunications company on nationwide portfolio of retail and office leases.

## Experience

- Represented landlord's portfolio of retail leases for Colorado non-profit that contributes over \$2.0 billion to local economy.

### ENVIRONMENTAL SCIENCE

- Performed site reconnaissance, regulatory research, interpretation and report drafting of 150 phase I environmental site assessments (ESAs) on gas station, dry cleaning, industrial, manufacturing and telecommunication properties.
- Conducted National Environmental Policy Act (NEPA) compliance reviews, radon and asbestos reporting.
- Assessed profitability of producing coal-bed methane resources.

### CRISIS MANAGEMENT

- Counseled commercial and residential Colorado tenants on COVID-19 lease restructuring or eviction assistance, respectively.
- Closely monitored quickly changing state laws amidst COVID-19 on leasing, labor & employment, healthcare and other business-critical legal considerations.

### CONSTRUCTION FINANCE

- Acts as counsel to leading project developer and lender for PACE transactions nationwide.
- Acts as counsel to lender involved in complex TIF financing and New Market Tax Credit (NMTC) transactions nationwide.

## Recognition

- *Best Lawyers: Ones to Watch® in America*
  - Real Estate Law, 2024 and 2025

## Education

- J.D., University of Denver Sturm College of Law
  - Environmental and Natural Resource Law Certificate
  - Society of Women Environmental Professionals Scholarship
  - Dean's Scholarship
- B.A., University of Colorado Boulder
  - Environmental Studies
  - Dean's List

## Admissions

- Colorado

## Community Leadership

Heather volunteers with:

- Project C.U.R.E.
- Denver Rescue Mission
- A Little Help
- Colorado Lawyers Committee - Nonprofit Legal Audit Clinic

In addition, Heather serves as:

- Board Member - Rocky Mountain Refuge for End of Life Care
- Committee Member - Jefferson County Economic Development Corporation, Develop Jeffco
- Committee Member - Jefferson County Board of Education, Capital Asset Advisory

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\*Contact Heather to set up an in-person consultation by appointment in the Denver office.



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