



Heather M. Gasper

SENIOR ASSOCIATE

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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
Telecommunications

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

ALTERNATIVE CONSTRUCTION FINANCE

- Heather is a leader in PACE financing, having closed over 125 transactions in 26 states working closely with each state PACE authority.
- Part of a team serving as counsel for securitization of PACE assets.
- Serves as counsel to leading project developer and lender for PACE transactions nationwide.
- Serves as counsel to lender monetizing TIF in transactions nationwide.

COMMERCIAL PURCHASES AND SALES

- 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 up to \$250M.
- Real estate counsel for acquisition and expansion of cannabis dispensaries and retail operations.
- Counsel to insurer in \$1 billion-plus portfolio acquisition consisting of 90 sites of self-storage nationwide.

Experience

- Counsel to telecommunication client on rural lot splits and zoning variances for strategic national real property acquisitions and dispositions.

COMMERCIAL LEASING

- Counsel to cannabis dispensaries and retail cannabis landlords and tenants.
- Counsel to Fortune 100 telecommunications company on nationwide portfolio of retail and office leases.
- Counsel for landlord's portfolio of Colorado non-profit retail leases that contribute over \$2.0 billion to local economy.

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.

Recognition

- *Best Lawyers: Ones to Watch® in America*
 - Real Estate Law, 2024-2026

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

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



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