HUSCH BLACKWELL



Haley J. Stepanek

SENIOR ASSOCIATE

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OVERVIEW

With a passion for communities, Haley assists clients with commercial real estate transactions and related matters.

As a member of the Real Estate, Development, & Construction team, Haley dedicates her practice to serving an array of clients by advising them on acquisitions, dispositions, leasing, and development of commercial, industrial, retail, and multifamily real estate. Her holistic approach to counseling clients in real estate transactions is informed by her previous experience in private practice, which, in addition to commercial and residential real estate, included business succession planning, mergers and acquisitions, and general corporate matters.

Having represented parties on all sides of real estate deals from start to finish, Haley is experienced in negotiating and providing creative solutions for challenging and complex transactions. Clients value Haley's ability to distill sophisticated concepts, which includes, but is not limited to, tax-deferred exchanges, project financing, easement rights, and specialized leasing. Appreciating that no two transactions are the same, she meticulously plans and presents clients with tailored options to provide flexibility to match clients' business needs.

Haley finds great satisfaction in serving as a trusted advisor to clients and seeing the tangible results of clients' projects in the surrounding communities.

Industry

Real Estate, Development, & Construction

Services

Corporate Real Estate
Real Estate Investment
Retail Real Estate

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Experience

- Served as transactional counsel to Samaritan Health Services in an affiliation with MultiCare Health System, a nonprofit health system based in Washington state, to create a combined hospital system with more than $9 billion in revenue.
- Negotiated and drafted commercial leases for both landlords and tenants operating in various industries.
- Prepared commercial real estate documents including offers, easements, assignments, estoppels, and closing documents.
- Advised clients regarding various tax-deferred exchanges and strategies.
- Advised clients regarding entity formation, governance, shareholder agreements, and succession planning.
- Performed extensive due diligence review and disclosure schedule compilation for various multimillion dollar mergers and acquisitions of closely held businesses.
- Reviewed, negotiated, and drafted a variety of contracts, including non-competition agreements, non-disclosure agreements terms and conditions, supply and purchase orders, master service agreements, and independent contractor agreements.

Recognition

- *Best Lawyers: Ones to Watch® in America*, Real Estate Law, 2027

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Education

- J.D., Marquette University Law School
  - *cum laude*
  - Thomas Moore Law Scholarship recipient
  - Justinian Society Scholarship recipient
  - Pro Bono Society inducted member
  - CALI Award: Taxation of Partnerships
- B.S.B.A., University of Wisconsin-Madison
  - Wisconsin School of Business
  - Risk Management and Insurance

Admissions

- Wisconsin

Community Leadership

- Women and Girls Fund of Waukesha County, Funding Committee, 2020-2023



2025 Pro Bono Contributor

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