Brian M. Spangler

Co-Lead Partner of Real Estate Investment and Finance (Midwest Region)

Real Estate

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Brian Spangler advises real estate developers, investors, lenders and operators in an array of complex commercial real estate transactions, including acquisitions, dispositions, joint ventures and preferred equity investments, development, financing, long-term ground leases, and space leases.

Melding legal concerns with business objectives

Clients rely on Brian for his pragmatic, business-oriented advice. Brian seeks to understand his clients' fundamental business objectives in each transaction and renders legal counsel that furthers such objectives.

Brian also represents community, educational and philanthropic organizations in real estate matters on a pro bono basis and is an active member of the Chicago chapter of the Urban Land Institute.

Representative Experience

- Represent institutional investor in the development and build-to-suit lease of a 782,000-square-foot industrial facility.
- Represent publicly traded REIT in the $442.5 million sale of an industrial freezer portfolio.
- Represent an institutional investor in the $652 million acquisition and financing of a Class A office building in Lower Manhattan, New York.
- Represent private equity fund in the sale of REITs owning $228 million in industrial real estate assets across five states.
- Represent institutional landlord and investor in leasing Class A office space in Chicago comprising more than three million square feet.
- Represent an intuitional investor in the $295 million sale of 42 industrial properties across seven states.
- Represent private equity fund in a 99-year ground lease and data center development with a Fortune 500 public company.

Practices

- Real Estate
- Real Estate Acquisitions, Dispositions and Joint Ventures
- Real Estate Development
- Real Estate Finance and Lending
- Real Estate Leasing Transactions

Industries

- Data Centers

Education

- JD, University of Wisconsin Law School, *with honors*
- BS, University of Pennsylvania, *with honors*

Bar Admissions

- Illinois

Professional & Community Involvement

- Urban Land Institute

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- Represent private equity fund client in securing a $110 million construction loan for development of a multifamily project in Chicago's River North neighborhood.
- Represent private equity fund in a $255 million Class A office development in Minneapolis, Minnesota.
- Represent public company in leasing 256,000 square feet of industrial warehouse space from an institutional landlord.
- Represent a public company in the $86.35 million sale of an office and retail mixed-use development in Chicago, Illinois.
- Represent a developer client in connection with a $35 million construction loan relating to a multifamily development in the River North neighborhood in Chicago, Illinois.
- Represent a real estate investment fund in connection with the $114.3 million acquisition of a full-service boutique business hotel and restaurant in Chicago, Illinois, which hotel is part of a multi-owner building.
- Represent institutional investor in leasing 387,000 square feet of industrial space to a third-party logistics provider.
- Represent a private equity fund in $74.5 million sale of stabilized multifamily development in the West Loop neighborhood of Chicago, Illinois.
- Represent an institutional investor in preferred equity investment and acquisition and mortgage financing of $58.265 million multifamily development in Houston, Texas.
- Represent mortgage lender in a $63.75 million mortgage loan secured by a prominent boutique hotel development in Chicago's West Loop neighborhood.
- Represent institutional investor in $79.75 million acquisition of the office portion of a mixed-use development in Chicago, Illinois.
- Represent a private equity firm in the $86 million sale of a hotel, spa and golf resort in Scottsdale, Arizona.
- Represent an institutional investor in the $87 million sale of a student housing project in Ann Arbor, Michigan.

Recognitions

Recognized or listed in the following:

- *Best Lawyers in America*

    - Ones to Watch
        - Real Estate Law, 2022–2026
- *The Legal 500 United States*
    - Recommended Attorney, 2026
- *Super Lawyers*
    - Illinois, 2026–2027

News

- Katten Earns Top Rankings in the Legal 500 US 2026 Guide (June 10, 2026)
- Katten Attorneys Named to 2026 Illinois Super Lawyers, Rising Stars Lists (January 21, 2026)
- *Law360* Spotlights Katten's Representation of Morgan Stanley in $211 Million LAX Industrial Buy (December 19, 2025)
- Katten Advises CleanSpark on Acquisition of Texas Land Rights and Long-Term Power Supply Agreements to Develop an AI Data Center (December 3, 2025)
- Katten's Rising Leaders Named to 2026 *Best Lawyers: Ones to Watch*® List (August 21, 2025)
- Katten Attorneys Recognized as *Best Lawyers*® and *Best Lawyers: Ones to Watch*® Award Recipients (August 15, 2024)
- Katten Represents The Pacific Companies in California Affordable Housing Transaction (December 19, 2023)
- Katten Attorneys Distinguished by *Best Lawyers*® (August 17, 2023)
- Insolvency and Restructuring Team Honored With Multiple *M&A Advisor* Awards (March 16, 2023)
- Katten Attorneys Selected to 2023 Illinois Super Lawyers, Rising Stars Lists (January 24, 2023)
- Katten Attorneys Recognized by *Best Lawyers*® (August 18, 2022)
- Katten Attorneys Lauded for Pro Bono Service (October 27, 2021)
- Katten Attorneys Listed in *The Best Lawyers in America*® (August 19, 2021)
- Katten Promotes 16 Attorneys to Partner (July 7, 2021)

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Publications

- The ACREL Papers (2014)
- Heads I Win, Tails You Lose: The Psychological Barriers to Economically Efficient Civil Settlement and a Case for Third-Party Mediation (2012)

Presentations and Events

- Winter Real Estate Private Funds (January 21–23, 2026)
- 21st Annual Winter Forum on Real Estate Opportunity and Private Fund Investing (January 22–24, 2025) | *Moderator* | *Industrial Sector Capital Market Trends*
- 20th Annual Winter Forum on Real Estate Opportunity & Private Fund Investing (January 16–19, 2024)
- 18th Annual Winter Forum on Real Estate Opportunity & Private Fund Investing (January 19-21, 2022)