

Aasia Mustakeem

Partner | Atlanta

Aasia Mustakeem is a Partner in the Real Estate Practice of Smith, Gambrell & Russell, LLP.

Her practice focuses on commercial real estate. She represents clients in a full range of real estate transactions including, due diligence and the negotiation and drafting of agreements related to the acquisition, disposition and development of office, hotel, retail, industrial and mixed-use projects, and counsels property owners and tenants in connection with leasing of commercial and industrial properties.

Ms. Mustakeem's experience includes advising lenders and borrowers in secured loan and workout transactions; representing both landlords and tenants in negotiating commercial leases; representing companies that acquire and operate health care facilities and companies; representing institutions nationwide in the ownership, operation and finance of corporate-owned real estate and representing energy companies, particularly in connection with sustainable development projects. She has counseled companies involved in the purchase and sale of timberlands, and has also advised companies in connection with project and infrastructure finance.

Since 2004, Ms. Mustakeem has been selected for inclusion in *Georgia Super Lawyers*. In 2006, 2007 and 2008, she was named as one of *Georgia Trend's Legal Elite*, and in 2012, she was named one of the Top 50 Women Georgia Lawyers. She is a frequent speaker at continuing legal education seminars, as well as an author and a past Chairperson of the 2,000 member Real Estate Section of the Georgia Bar.

Ms. Mustakeem is a member of several boards including the Grady Memorial Hospital Corporation, ZooAtlanta, the Georgia Bar Foundation and the Real Estate Executive Council (REEC). She is a member of Leadership Atlanta, Leadership CREW and is a Fellow of the American College of Real Estate Lawyers. She currently serves on the Commission on Continuing Lawyer Competency and as one of six members of the Georgia Board of Examiners appointed by the Supreme Court of Georgia.



Contact Information

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Areas of Practice

Real Estate

Commercial Lending

Financing and Commercial
Transactions

Hospitality Services Group

Timber Law

Governmental Affairs

Non-Profit Organizations and
Trade Associations

Bar Admissions

Georgia

In 2010, Ms. Mustakeem received the Commitment to Equality Award that was presented by the Women in the Professions Committee of the State Bar of Georgia. She also received the Outstanding Woman in the Profession Achievement Award from the Atlanta Bar Association in 2003 and the Trailblazer Award presented by the BLSA at Georgia State University College of Law in 2009.

Ms. Mustakeem received her B.A., *cum laude*, at the University of Pittsburgh and her J.D. in 1987, *cum laude*, from Georgia State University College of Law. She is admitted to practice in Georgia, the U.S. Court of Appeals for the Eleventh Circuit and the U.S. District Court for the Northern District of Georgia.

Representative Transactions:

- Represented investor/owner in connection with \$22 Million acquisition of over 500 multi-family units
- Represented developer in connection with property assemblage and development of transit-oriented development mixed use project including 110 luxury apartment, over 75K SF of retail and an office building
- Represented developer in connection with development of transit-oriented mixed use project including a 136-key nationally-flagged hotel, retail and restaurant components and 150 luxury apartment units
- Represented national banking institution in connection with expansion and renewal of its 200K SF headquarters lease
- Represented New York - based real estate investment company in connection with \$18 Million sale of shopping center in Miami, Florida
- Represented Colorado-based national real estate company in connection with acquisition, financing and renovation of major landmark hotel in Atlanta
- Represented FDIC in connection with investigation of six failed Georgia-based banks
- Represented nation's largest Marriott franchisee in connection with acquisition and renovation of hotel properties in Atlanta and Maryland
- Represented Georgia real estate holding company in connection with acquisition, financing and development of high-end suburban office park on over 50 acres in Alpharetta, GA
- Represented invest in connection with negotiation and acquisition of long-term lease and development of multiple aircraft hangars and fuel farm at Peachtree DeKalb Airport in Atlanta
- Represented independent UK aircraft maintenance servicer/refurbisher in connection with negotiation of lease for hangar and fuel farm at Peachtree City Airport

- Represented national developer and church joint venture in connection with acquisition and development of over 50 acres including senior housing project
- Represented historic Atlanta church in connection with development of church office building using stimulus funds and leasing of space to national organization that educates low income residents regarding finances and the economy
- Represented non-profit foundation in connection with acquisition and development of 150 acre golf course and live, work, play mixed-use residential community including senior housing
- Represented national investor in connection with \$110 Million disposition of retail portfolio including seven (7) properties located in Maryland, Virginia and the District of Columbia
- Represented national company in connection with \$43 Million acquisition of two (2) office buildings
- Represented national investor/mall owner in connection with negotiation of leases with national retail tenants, charter school and governmental entities at retail and office properties in Florida, Georgia, New York, Michigan and Nevada
- Represented Georgia independent school system in connection with various matters including development of its headquarters building, drafting of its construction contracts, disposition of excess school properties, negotiation of leases, vendor contract review and handling of numerous land use issues
- Represented State of Georgia university foundation in connection with acquisition and development of property for use as student housing
- Represented national healthcare company in connection with \$258 Million refinancing transaction that included 220 healthcare facilities throughout the US
- Represented healthcare company in connection with \$60 Million restructuring of financing involving 16 skilled nursing facilities in various states
- Represented owner of hospital-affiliated medical office building in connection with leases to (i) gastroenterology group, (ii) reproductive endocrinology and infertility practice, (iii) urology practice, (iv) pain management practice, and (v) cardiology group
- Represented investor/owner in connection \$111 Million sale of medical office building to university hospital in Pennsylvania
- Represented national investor in connection with long term lease to medical teaching institution in Georgia
- Represented franchisee in connection with acquisition, financing and development of nationally-flagged hotel property in Orlando, FL and negotiation of property management and other agreements
- Represented national hospital company in connection with acquisition of property and development of skilled nursing and acute care facilities in Missouri, Illinois, Ohio, Indiana, Georgia and Texas