



Richard J. Traub

Partner | Chicago

rtraub@sgrlaw.com

Tel: 312-360-6605

Fax: 312-360-6520

Areas of Practice

Real Estate Law

Richard J. Traub is a Partner in the Real Estate Practice of Smith, Gambrell & Russell, LLP. Mr. Traub was a Partner at Freeborn & Peters, which combined with SGR in 2023.

Mr. Traub focuses his practice on the acquisition, development, construction, leasing, financing, and sale of mixed use developments, shopping centers, and retail properties throughout the United States on behalf of national, regional, and Chicago-based developers. Mr. Traub's services include the negotiation of acquisition and disposition agreements, review of financing documents, structuring of construction contracts, preparation of complex retail and office leases, and the formulation of covenants, restrictions, and operating agreements.

Mr. Traub has substantial experience in connection with the acquisition, development, leasing, and use of office and industrial properties throughout the United States.

Mr. Traub also serves as outside general counsel to corporations in connection with their myriad legal needs, including intellectual property, employment, contractual matters, and other day-to-day legal needs. Mr. Traub has successfully implemented a "Counsel Connect" program which strives to address a client's legal matters on a cost-effective basis prior to the initiation of legal disputes.

While at Freeborn (now SGR), Mr. Traub served as the Leader of the Real Estate Practice Group and previously served as Chairman of the Executive Committee.

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Mr. Traub earned his B.A. from the University of Notre Dame, and his J.D. from the University of Notre Dame Law School.

Representative Experience

Retail

- Represents national and Chicago-based developers in connection with the acquisition, development, construction, leasing, financing, and sale of shopping centers and retail properties throughout the United States.
- Represents a publicly traded REIT in connection with its redevelopment of shopping centers throughout the United States.
- Represents several national retailers in connection with their respective leasing activities throughout the United States.
- Represents a prominent Chicago developer in connection with the acquisition, construction, leasing, and development of big-boxed anchored shopping centers in the Midwest.
- Represents a holding company to national restaurant concepts controlling more than 100 properties throughout the Midwest.
- Represents a world renowned university in connection with its material leasing activities in the United States.
- Represents a national developer in connection with its development of a 300,000 square foot retail development in suburban Chicago, Illinois.
- Represented a national developer in connection with the lease-up of approximately 350,000 square feet of retail space in a Chicago, Illinois urban lifestyle center.
- Served as lead counsel in negotiating anchor, national, and regional retail leases for substantial new development on Chicago's south side.
- Represented a restaurant operator/developer in a 24 property sale/leaseback, and simultaneously closed \$20,000,000 in loans secured by the assets of entities operating 63 fast food restaurants, including Taco Bell, Kentucky Fried Chicken, T.G.I. Friday's, Blaze Pizza, Old Chicago, and Long John Silver's.
- Represents a publicly traded REIT in connection with the redevelopment of its retail properties in the Midwest.
- Represents a New York based developer in connection with the redevelopment of a retail property in the suburbs of Chicago.

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Mixed Use

- Represents developers in connection with the development, financing, construction, and leasing of mixed-use high rise projects in the Midwest. Mr. Traub advises the clients and negotiates mixed-use declarations, retail and office leases, construction and financing, joint venture agreements, and plats of separation necessary for the successful development of the projects.
- Represents an internationally renowned construction company in connection with the development of mixed-use development projects in the metropolitan Chicago area.
- Represents a developer in connection with the refinancing and recapitalization of a 1 million square foot mixed-use development in Munster, Indiana. The project contains office, industrial, retail, medical office, and manufacturing uses.

Industrial

- Represents an international defense contractor in connection with its leasing needs in various locations throughout the United States.
- Represents an international steel processor in connection with its real estate needs throughout the United States.
- Represents a Fortune 100 automotive supplier in connection with its real estate and leasing activities throughout North America.

Office

- Represents large tenants in connection with their office leasing activities.
- Represents a prominent Chicago developer in connection with its office leasing activities in Chicago.

Other

- Represents property owners and banks in connection with the acquisition and disposition of distressed real estate assets.
- Represents the fee owner of a large parcel of land in Marinette, Wisconsin. The parcel is being developed into one of the largest hospitals in the Green Bay, Wisconsin metropolitan area. The unique development is essentially a reverse build-to-suit with our client responsible for the acquisition and financing of the building improvements post-construction. Our Firm was the lead negotiator of sophisticated ground lease, construction, and financing documents which enabled the hospital to construct a hospital facility, be reimbursed for its construction costs, and lease the property.

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- Represented a real estate investment company as its outside counsel in connection with the acquisition and financing of net-leased real estate assets (retail, office, mixed-use, and medical office) in the United States.
- Represented tenant-in-common investor groups in the workout of tenant-in-common investments in commercial, industrial, office, and multi-family residential real estate throughout the United States.

Admissions

Illinois

Memberships

International Council of Shopping Centers (ICSC)

Former Member and Vice President, School Board of Community Unit School District 300, which educates more than 18,000 students in Chicago's Northwest suburbs

Board Member for Shared Voices, a grass roots organization serving the stuttering community of Chicago

Recognitions

The Best Lawyers in America® - Real Estate Law, (2024, 2025)

The Legal 500 - Leading Individual - Real Estate and Construction for Illinois

Illinois Leading Lawyers - 2020 (cited in multiple years)

Chambers-USA Guide to America's Leading Lawyers for Business - Recognized Practitioner, 2019

Publications

- Moderator, Chicago State of Office: Investment, Development, Design, and Leasing the Future of the Workplace," *Bisnow* (February 14, 2019).
- Partner Richard Traub Featured by Retail Dive & Grocery Dive: 99 Cents Only files for Chapter 11