



RACHEL D. WANROY

Partner

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Rachel D. Wanroy is a partner at Burke, Warren, MacKay & Serritella, P.C. Ms. Wanroy is a member of the firm's Real Estate group and concentrates her practice in commercial real estate. She has significant experience representing landlords and tenants in retail, industrial, medical office and general office leasing transactions and negotiating the acquisition, financing, and sale of all types of commercial properties for owners, users and investors.

Ms. Wanroy has special expertise in dealing with the unique issues posed by retail leases and, in particular, leases for special users such as supermarkets, pharmacies, liquor retailers, and restaurants. She also has considerable experience representing medical providers in connection with development and leasing matters and has expertise representing owners and users of mixed-use properties, including extensive experience in negotiating reciprocal easement agreements. Ms. Wanroy represents both landlords and tenants in office leasing transactions, including negotiating all leases for the owner of an office tower in downtown Chicago and regularly advising the client on all issues related to the ownership, management and leasing of the property. Ms. Wanroy regularly advises and represents business owners and investors concerning the acquisition and management of real estate.

Experience

- Acquisition and financing of the retail portion of a multi-owner, mixed-use property on Michigan Avenue in Chicago, Illinois and negotiation of multiple retail leases for the property.
- Acquisition of an industrial park in Waukegan, Illinois together with the negotiation of one of the major tenant leases for the

PRACTICES & INDUSTRIES

Medical Office

Real Estate

ADMISSIONS

Illinois

U.S. District Court for the Northern District of Illinois

EDUCATION

Tulane University (B.A. 2000)

IIT Chicago-Kent College of Law (J.D., 2004)



property.

- Negotiation of a build-to-suit medical office lease in a retail shopping center in Kansas City, Missouri.
- Negotiation of a ground lease for a stand-alone bank branch facility to be developed in a retail shopping center in Smyrna, Georgia.
- Negotiation of multiple commercial office leases, expansions and major tenant extensions in downtown Chicago, Illinois on behalf of a national landlord.
- Negotiation of a major expansion of an existing plant facility on behalf of a national food provider tenant.
- Renegotiation and redevelopment of a 65,000 square foot supermarket lease in Kansas City, Missouri.
- Negotiation of a retail bank branch lease in an office tower in Chicago, Illinois, together with a sublease of a portion of the space to a national coffee retailer.
- Acquisition, financing, and subsequent sale of a single-tenant office tower in Fort Lauderdale, Florida, including the negotiation of a long-term lease extension.
- Negotiation of multiple retail pharmacy and office leases nationally on behalf of a major health care company.
- Negotiation of several freestanding build-to-suit restaurant leases at shopping centers in Kansas, Missouri, and Illinois, including the reciprocal easement agreements associated with those projects.
- Acquisition and financing of a manufacturing and warehousing facility property in Elmhurst, Illinois.
- Negotiation of a long-term office headquarters lease for a national technology firm in Chicago, Illinois.
- Negotiation of a 50,000 square foot headquarters lease for a manufacturing company.
- Negotiation of multiple office leases nationwide for a software consulting company.

Professional/Community

- International Council of Shopping Centers, member
- CREW Chicago (Commercial Real Estate Executive Women of Chicago), Programs Committee, member



Insights

NEWS

Burke Warren a Proud Sponsor of 16th Annual Savills Landlord Challenge Charity Golf Event
News, [July 14, 2021](#)

Firm Client Welcomes Bockwinkel's Grocery Store To Streeterville Location
News, [March 2016](#)

Firm Welcomes New Partners
News, [January 11, 2012](#)

ALERTS

Navigating Requests for Rent Relief – A Landlord's Guide
Alert, [March 24, 2020](#)

Real Estate Transactions Slowed by COVID-19 Shutdowns
Alert, [March 19, 2020](#)

COVID-19 Related Legal Issues Impacting Commercial Leases
Alert, [March 18, 2020](#)

AIA Updates Construction Contract Form Agreements
Alert, [November 29, 2018](#)