



## HEATHER J. BOELENS

**Partner**

**Boulder / Denver**

**Office Managing Partner**

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## BIOGRAPHY

Heather Boelens is the Managing Partner of our Boulder, Colorado office and Co-Practice Group Leader of Commercial Real Estate US. Heather works on a wide range of real estate deals and has a deep well of experience in the areas of real estate acquisition, disposition, development, finance and leasing of virtually every asset class including industrial, multifamily, hospitality, manufacturing, educational, office, medical, agricultural, retail, and technology facilities. Her clients include REITs and private equity firms. She represents clients with ever-expanding nationwide footprints like Ares Management/Black Creek Group, EverWest Real Estate Partners and Asana Partners, while also maintaining a robust local practice, representing developers, public entities, health care providers and educational institutions in the Colorado region.

Heather's organizational dexterity, astute judgment and unflagging positive mindset make her ideally suited for leading and collaborating on a broad range of transactions and projects. She excels at building effective teams with complimentary skill sets that provide the highest, best level of service for clients. Heather is always keen to learn more about clients and their businesses.

Clients, in turn, are eager to tap into Heather's practical ability to get deals done on their timeline. Whether at the negotiating table or in a closing, driving deals and exceeding client expectations at every stage are fundamental to Heather's management style.

Outside of her legal practice, Heather puts her positive, inclusive attitude to work as a member of the BCLP's Women Initiative, where she has hosted and coordinated events to help other women build their personal brand. Heather also created the first-year associate training program and a women mentorship group for the Real Estate Group in the Firm. She is a member of the Firm's global Well-Being Committee and a certified Mental Health First Aider.

## CIVIC INVOLVEMENT & HONORS

- *Chambers USA*, Colorado - Real Estate, 2023-Present
- BisNow, Denver Women Leading Real Estate - Trailblazers in CRE, 2023
- *The Best Lawyers in America®*, Real Estate Law-Denver, 2022-Present
- Downtown Denver Partnership, Downtown Denver Awards Jury member
- CREW (Commercial Real Estate Women)
- Real Estate Advisory Committee for The Community Foundation Boulder County

## PROFESSIONAL AFFILIATIONS

- American Bar Association
- Missouri Bar Association
- Illinois Bar Association

## THE SUSTAINABILITY IMPERATIVE

The Future of Real Estate Investment

We explore the sustainability challenge faced by the real estate sector, and examine the challenges and opportunities for investors and corporate

## **ADMISSIONS**

- Colorado, 2015
- Illinois, 2008
- Missouri, 2007

## **EDUCATION**

Saint Louis University, J.D., 2007

St. Ambrose University, B.A., *summa cum laude*, 2004

## **RELATED PRACTICE AREAS**

- Commercial Real Estate
- Real Estate Disputes
- Litigation & Dispute Resolution
- Real Estate Finance
- Finance
- Corporate Occupiers & Tenants
- Real Estate Sector
- Logistics & Industrial
- Real Estate
- Asset Management
- Financial Institutions
- Restaurant Practice
- Real Estate Private Equity, Investments & REITs

## **EXPERIENCE**

- Advised a leading healthcare institution on the sale for repurposing of 10-story office building in Denver's Civic Central neighborhood. This included a partnership with Denver Housing Authority (DHA) to develop a 110-unit affordable housing adaptive reuse project.

- Represented the equity investor in connection with a joint venture for development of a project in the South Broadway area of Denver, CO. This was an important joint venture for the client, as part of its strategy to build a new, “food hall” concept in a trendy area of Denver.
- Advised a leading American technology company, defense contractor and IT services provider in connection with the real estate aspects of the \$1.45 billion sale of a military training and combat propulsion systems business. This was a very high-dollar, unique transaction with challenging real estate components.
- Assisted a large publicly traded company, as tenant, with respect to the long-term lease of two buildings under construction in Boulder, Colorado. Each building totals approximately 100,000 rsf and is intended to serve as the innovation campus headquarters for a variety of office and lab uses.
- Assisted a large national retail client with over 150 leasing transactions over a period of 2 years, including negotiation of new leases, lease amendments, renewals, subordination agreements, license agreements and other ancillary documents.
- Represented a real estate investment and operating company as buyer in connection with the acquisition of office property located in California for a contract price of \$70 million.
- Represented a REIT as buyer in connection with the acquisition of office property in New Jersey for a contract price of \$54.1 million.
- Represented a real estate investment and operating company as seller in connection with the negotiation of purchase and sale contracts for three properties located in Los Angeles, California for \$21.5 million.
- Represented a REIT in the acquisition of industrial property in Illinois for a purchase price of \$13.7 million.
- Represented a REIT that acquires and operates high-quality distribution warehouses leased to corporate customers, as buyer, in connection with the acquisition of industrial properties located throughout the United States.
- Represented an outdoor products client in connection with a major build-to-suit warehouse facility lease in Utah. The site was an environmentally impacted “brownfield” and required extra guidance around environmental risks as well as a ground lease, which required special provisions and a direct agreement with the ground lessor.
- Represented an oil and gas company, as tenant, in connection with the leasing and build-to-suit of an office building in Texas totaling over 300,000 square feet.

- Represented a client, operating in the government, education, and non-profit industry, as a tenant in connection with multiple lease negotiations for educational space throughout the United States.
- Representing a polymer manufacturer in connection with industrial revenue bond sites and other real estate matters related to corporate and industrial locations throughout the United States and France.

## RESOURCES

### SPEAKING ENGAGEMENTS

- IMN Real Estate Opportunity & Private Funds Investing Forum, Women & Wine Small Group Panel, January 17, 2024
- IMN Annual U.S. Real Estate Opportunity & Private Fund Investing Forum, Women & Wine Small Group Panel, June 21, 2023
- IMN Real Estate Opportunity & Private Funds Investing Forum, Diversity, Equity & Inclusion in CRE Panel, January 18, 2023
- IMN Real Estate Opportunity & Private Funds Investing Forum, Women's Breakfast Roundtable, June 21, 2019

## RELATED INSIGHTS

Awards

Apr 03, 2025

**BCLP Managing Partner Heather Boelens Named to ColoradoBiz 2025 Power List**

News

Jan 27, 2025

**Top Real Estate Lawyer Brings Big-Picture Vision to BCLP**

News

Nov 01, 2023

**BCLP launches The Sustainability Imperative: The Future of Real Estate Investment report**

Insights

Nov 01, 2023

**The sustainable real estate imperative**

Read our first report that reveals how the “green premium” is impacting commercial real estate values, with over 71% of investors expecting properties with strong energy performance standards to have a higher resale value than an equivalent property with lesser energy credentials. Sustainability is shaping the commercial real estate market.

Awards

Aug 17, 2023

## **The Best Lawyers in America® 2024**

News

Jun 01, 2023

## **Chambers USA 2023**

Awards

May 11, 2023

## **Partner selected as honoree at Bisnow’s Denver Women Leading Real Estate event**

Awards

Aug 18, 2022

## **The Best Lawyers in America© 2023**

Awards

Jun 01, 2022

## **Chambers USA 2022**