



# Henry O. Boenning

Partner

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Real Estate

 856.354.3019

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## Overview

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Henry is a transactional real estate attorney, focusing in the commercial and industrial arena. He regularly represents end-users and developers in connection with the disposition, acquisition, construction, leasing and financing of real estate projects, as well as various other real estate due diligence matters. Henry has extensive experience in real estate leasing transactions, handling industrial, warehouse, logistics, office, shopping center, and other commercial negotiations. With a focus on putting his clients first in every aspect of his work, Henry advises clients on both legal matters, as well as business-related issues and considerations.

A tireless advocate for his clients, Henry handles legal matters in a straightforward, efficient, and effective manner. Clients engage Henry not only for his in-depth understanding of their legal needs, but also for his insight regarding proactive measures they can take to avoid future issues. A results-oriented problem-solver, he delivers effective solutions for his clients on both simple and highly sophisticated matters.

Henry also has broad experience representing lenders and borrowers in complex real estate financing, joint ventures and equity participation transactions, in all asset classes. In particular he has handled numerous significant construction lending and leasehold financing transactions. He represents apartment complex owners in connection with both acquisition and development, as well as daily operational matters pertaining to management, leasing and other activities. Henry also represents owners and contractors in the negotiation of construction and development agreements. These agreements typically include the architectural, construction, design-build and construction management arrangements. Henry has negotiated and drafted solar power purchase agreements between his building owner clients and their tenants.

## Representative Experience

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- Represented large national institutional lender in connection with \$160,000,000 financing involving multiple locations, including both fee and leasehold mortgages.
- Represented borrower in connection with \$18,000,000+ financing transaction secured by real estate and construction company assets.
- Represented national publicly traded environmental services company in connection with \$12,000,000 sale of waterfront property to be redeveloped for warehouse and logistics center.
- Represented local developer in connection with long-term lease to national coffee chain.
- Represented the seller of an affordable housing complex subject to a regulatory agreement with the U.S. Dept. of HUD in Camden, NJ.
- Represented the buyer of an 85,000 square foot office complex in Pennsauken, NJ utilizing NJ GROW financing.
- Represent privately held national cold chain logistics solutions provider in connection with site acquisition, leasing, financing and related real estate matters.
- Represented lender to local food market chain in connection with \$5,500,000 refinancing of multiple real estate secured retail locations
- Represented multi-national graphic communications company in connection with acquisition and financing, taking advantage of NJ GROW program, of warehouse and office in Camden, NJ.
- Represented buyer in acquisition of existing quarry operation in Pennsylvania, as well as all regulatory and operational matters.
- Negotiated and drafted solar power purchase agreements between local developer clients and their tenants.
- Represented local dealership with multiple national car franchises in connection with acquisition for expansion of existing locations.

## Professional and Community Involvement

- Burlington County Bar Association
- Camden County Bar Association
- New Jersey Bar Association
- The Risk Management Association
- NAIOP, the Commercial Real Estate Development Association



- New Jersey Apartment Association
- Businesses Committed to Burlington County (BC2)
- Past Board Member, Burlington County Chamber of Commerce
- Volunteer Real Estate Attorney, Habitat for Humanity
- Past Treasurer, Medford Youth Athletic Association

## Credentials

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### Education

- Seton Hall University, JD, *magna cum laude*
- Dickinson College, BA

### Bar Admissions

- New Jersey
- New York
- U.S. District Court for the District of New Jersey

### Offices

- Voorhees, NJ

## Areas of Focus

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### Practice

- Real Estate

### Industries

- Real Estate Development & Management
- Transportation & Logistics

