



**JOSHUA E. HURTUK**

Partner

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## SERVICES



Banking & Financial Services  
Business Services  
Real Estate  
Real Estate Development  
Real Estate Leasing  
Urban & Historic Renovation

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## EDUCATION

The Ohio State University Moritz College of Law, J.D.  
*Magna cum laude*  
*Managing Editor of the Ohio State Law Journal*  
*Order of the Coif*  
Duke University, B.A.  
*With Honors*

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## LICENSED TO PRACTICE

Ohio

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## RECOGNITION

Selected for inclusion to the [Ohio Super Lawyers Rising Stars](#) list, 2016-23  
Received recognition from [Best Lawyers: Ones to Watch](#), 2021-23  
Named in "Five to Watch in Law" section by *Crain's Cleveland Business*, 2017

## OVERVIEW

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Josh is Vice Section Head of the Walter Haverfield Real Estate Group. His practice encompasses a broad range of commercial real estate matters, including development and redevelopment of marketable properties related to lease agreements, acquisition and disposition of commercial properties, and leasing of retail, office buildings, warehouse and industrial space. Josh has both represented and negotiated terms on behalf of lenders, borrowers and property owners in complex real estate financing transactions. He is experienced in the formation of the business entities necessary to his clients' interests, including joint ventures, limited liability companies and limited partnerships.

## EXPERIENCE

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### REAL ESTATE DEVELOPMENT & FINANCE

- Experienced in the representation of owners and developers, corporations, lending institutions, non-profit institutions and individuals in complex commercial real estate transactions.
- Drafts and negotiates easement and license agreements, including reciprocal easement agreements, utilities easements, ingress and egress easements as well as declarations of easements, restrictions and conditions.
- Counsels and assists clients on land assemblage and ground-up developments.
- Reviews and analyzes surveys, title commitments, and other due diligence materials in several jurisdictions.
- Counsels clients in purchasing, selling, leasing, financing and developing real property for retail, industrial, office and residential use.
- Negotiates loan documentation for both borrowers and lenders for construction financing, permanent and mini-perm mortgage based financing, mezzanine financing and asset-backed financing transactions.

### BUSINESS SERVICES

- Experienced in the formation of limited liability companies, joint ventures and limited partnerships.
- Counsels and assists clients in the disposition of privately held businesses through both stock and asset sales.

### LEASING

- Represents both landlords and tenants in the preparation and negotiation of leases for retail space, office space, warehouses and industrial parks.

### URBAN & HISTORIC RENOVATION

- Counsels and assists clients in urban and historic renovation projects including the use of historic and new market tax credits.

## PRESENTATIONS

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- “Current Developments in Real Estate Law,” Cleveland Metropolitan Bar Association’s Real Estate Law Institute, 2021
- “Current Developments,” Cleveland Metropolitan Bar Association’s Real Estate Law Institute, 2019
- “Title Insurance, Marketable Title & Closing the Deal,” Cleveland Metropolitan Bar Association, 2018
- “Commercial Lease Provisions and Issues,” Sterling Education Services, 2015
- “Lease Drafting, Structuring, and Negotiating,” Sterling Education Services, 2014

## ASSOCIATIONS

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- Member, Ohio State Bar Association
- Member, National Association of Office and Industrial Properties
- Member, Cleveland Metropolitan Bar Association
- Member, International Council of Shopping Centers