



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

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

LICENSED TO PRACTICE

Ohio

RECOGNITION

Chambers – Real Estate (Ohio) | 2023-present Super Lawyers – Real Estate (Ohio) “Risting Star” | 2016-present Best Lawyers – Real Estate (Ohio) “Ones to Watch” | 2021-present Crain’s Cleveland Business – Real Estate “Five to Watch in Law” | 2017

OVERVIEW

Josh is a partner in Walter Haverfield's 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

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

- “Right Space, Right Lease: Comparing Office, Retail & Warehouse Deals,” Cleveland Metropolitan Bar Association’s Real Estate Law Institute, 2025
- “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

- Cleveland Metropolitan Bar Association | Member