



Justin F. Oeth Shareholder

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Justin F. Oeth is a shareholder in Reinhart's Real Estate Practice, co-chair of the Construction Industry group, and a member of the Real Estate Leasing team. He serves a range of clients including corporate users of real estate, national retailers, financial institutions, health care organizations, and other real estate developers and investors with their real estate needs.

With over twenty years of legal experience, he has extensive experience serving as the lead attorney on significant leasing, construction, financing and other development projects in Wisconsin and nationally. Justin regularly assists clients with negotiating and drafting complex leases, subleases, ground leases, purchase agreements, and architect and construction contracts, for a wide variety of product types, including office, warehouse, manufacturing, retail, multi-family, and health care facilities.

Justin's construction experience makes him uniquely qualified to provide valuable advice in connection with his real estate client's leasing activities, including design-build, build-to-suit, and other construction projects.

Outside of his legal practice, Justin frequently presents on real estate topics to professional audiences and has contributed to several State Bar of Wisconsin publications.

Education

- J.D., The Ohio State University Moritz College of Law
- B.B.A., magna cum laude, University of Wisconsin-Milwaukee (Finance and Economics)

Bar Admissions

Wisconsin

Practices

- Real Estate



- Regulatory and Administrative Law

Services

- Real Estate Leasing
- Construction

Matters

- Representing a Fortune 500 corporation in all aspects of its expansive national office lease portfolio, including working closely with the company's construction team to effectively manage and coordinate all tenant and landlord build-out activities
- Assisting a health care system to expand and upgrade its facilities, including the development of a hospital, medical office building and stand-alone clinics, through the use of creative legal arrangements such as ground leases and joint ventures
- Assisting a client in the financial institution industry with the expansion, renovation and new construction of more than 250 of its facilities by negotiating and drafting applicable construction, architect and construction management contracts
- Representing a developer and operator of large-scale renewable energy projects with the development and sale of a 300-megawatt solar farm in southwest Wisconsin, located on approximately 3,500 acres of land, which, when completed, will be the largest solar project in the Midwest
- Representing universities in the acquisition, development, financing and leasing of property for the purpose of expanding their campuses and student housing facilities
- Negotiating and drafting a favorable lease for a large corporation involving a 500,000 square foot, build-to-suit distribution facility, enabling the client to meet its strategic deadline
- Working to help a client in the hospitality industry acquire a historic downtown hotel while maximizing tax benefits under a reverse 1031 exchange transaction

Honors & Affiliations

Honors

- Fellow, Construction Lawyers Society of America
- Best Lawyers in America (Real Estate)
- Multiple selections for inclusion in Wisconsin Super Lawyers - Rising Stars Edition



Affiliations

- Madison Area Sports Commission (Board of Directors)
- City of Fitchburg Chamber of Commerce (Board of Directors)
- South Central Wisconsin Housing Foundation, a nonprofit organization that provides low-income homebuyers with low-interest loans (Board of Directors)
- Wisconsin Legislative Council Study Committee on the Preservation of Burial Sites
- State Bar of Wisconsin (Real Property Section)
- Dane County Bar Association

Publications

- Contributing author, Commercial Real Estate Transactions in Wisconsin