



## Brian K. Kozminski

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Brian Kozminski is proud to be a partner in LP's Real Estate Group. Brian has broad experience in real estate law and represents developers and owners of office, senior housing, hotel, medical office, retail, multifamily, and industrial properties. He just completed his second four-year term as an elected trustee in the Village of Northfield, Illinois. He serves as Midwest counsel for sophisticated out of state clients.

Brian was recognized individually in the 2012-2017 editions of [Chambers USA](#) in the area of Real Estate: Illinois. Chambers noted that, according to his clients, Brian's strengths are "his quick response and turnaround times, quality drafting and solid negotiating skills." In the 2017 edition of Chambers USA, the publication noted he is an "excellent transaction attorney who protects our interests while getting the transaction done."

Brian has represented landlords of Chicago and suburban office buildings and has negotiated significant leases against tenants like Microsoft, New York Life, Travelers, BP Amoco, Viacom, SAP, General Electric, Aon, Blue Cross Blue Shield and Oracle. Brian represented the landlord for Kraft Heinz and Motorola Solutions' moves to downtown Chicago, as well as the 370,000 foot headquarters lease for CH2M in Denver, Colorado. Brian has also represented retail owners in negotiations with retailers such as Target, the Gap, Marc Jacobs, Urban Outfitters, TJ Maxx, Starbucks, Kohl's, Toys R Us, and major grocery chains. Brian recently took a significant lease from term sheet to full execution in 8 days to meet a public company end of quarter deadline.

Brian has taught a high level Practicing Law Institute class on real estate purchase and sale agreements and has taught classes for Law Seminars International on lease operating expenses. He has also taught classes at REIT Conferences.

Brian advises clients on vertical subdivisions and condominium structuring, including unorthodox use of the Illinois condominium statute in non-residential settings. Brian helped multiple clients vertically subdivide downtown office buildings into retail and office components in order to maximize the revenue streams available. Often one component of a building may be sold at a premium. Portions of a building may have different buyer profiles. A subdivision may help the owner maximize value by selling parts rather than the whole.

## **Bar Admissions**

Illinois, 1995

## **Education**

DePaul University College of Law, J.D., 1995

University of Illinois, Political Science, B.A., 1992

## **Memberships**

Economic Club of Chicago

United Way of the North Shore, Past Board Secretary

Chicago Bar Association

Illinois State Bar Association

Former Member of the Northwest Municipal Conference Transportation Committee

## **Awards**

Illinois Super Lawyer - 2009-2018

Ranked in Chambers USA, 2011-2016

40 Illinois Attorneys Under 40 to Watch, Law Bulletin Publishing Company - 2009

Illinois Super Lawyers- 2009 Rising Stars

Named a Leading Lawyer by Leading Lawyers Magazine

Sweig Award For Excellence in Legal Writing - DePaul University

American Jurisprudence Awards: Legal Writing and Products Liability - DePaul University

## **Clients**

Brian works with landlords, entrepreneurial developers, institutional owners of real estate, sophisticated clients looking for Midwest representation.