



Deirdre T. Denechaud

Partner

deirdredenechaud@parkerpoe.com

t 919.835.4652



Deirdre Denechaud has extensive experience representing lenders, commercial developers, owners and investors in the acquisition, development, financing, sale, and leasing of commercial real estate and infrastructure projects, including hospitals and medical office buildings, mixed-use communities, planned communities, office towers, retail developments, apartment complexes, condominiums, convenience stores, golf courses, renewable energy projects, and solar and wind energy facilities.

She represents local, regional and national lenders in commercial real estate loan transactions and corporate lending transactions, including commercial construction and permanent financing for real estate projects and asset based loans.

Deirdre lends creative and efficient solutions to achieve her clients' business objectives.



REPRESENTATIVE EXPERIENCE

- Represented lenders and borrowers in construction, permanent and mini-perm loans and revolving credit facilities for office, retail, industrial, residential development, floor plan, and commercial real estate transactions.
- Represented national developers in the development of mixed-use space and the leasing to large box tenants, including national grocery store anchor tenants.
- Represented national homebuilder on raw land and developed lot acquisitions, formation and management of homeowners associations and entitlements for single-family and mixed-use communities throughout North Carolina.
- Represented landlords and tenants for office, retail and industrial leases that include sale/leaseback and tenant improvement transactions.
- Represented nonprofit research centers in the sale and leasing of research and laboratory space and office buildings.
- Represented solar and wind energy companies in acquisition of leases and easements for the development of new solar and wind energy facilities in North Carolina and Georgia.



RALEIGH OFFICE



PRACTICE AREAS

- Real Estate & Commercial Development
- Energy Real Estate
- Banking & Capital Markets
- Infrastructure Development
- Renewable Energy



EDUCATION

- University of Georgia
JD, 1998
- Washington and Lee University
BA, 1995



ADMISSIONS

- North Carolina, 2007
- Georgia, 1998



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- Represented clients in the acquisition and development of manufacturing and distribution facilities.
- Created multiple-phased condominiums, restrictive covenant and architectural control regimes for residential, commercial and mixed-use developments and industrial parks.
- Represented lenders and borrowers in asset-based loans, loan workouts and restructuring and the documentation of various secured and unsecured working capital and other credit facilities.
- Counseled developers and lenders in the review of due diligence, including ALTA surveys, legal descriptions, Phase I environmental reports, construction documents, title documents and title insurance policies and endorsements.
- Represented lenders and investors in the financing of solar facilities throughout North Carolina.
- Represented the state of North Carolina in the sale of 308 acres of land in downtown Raleigh known as the Dorothea Dix property to the City of Raleigh.
- Represented large regional medical treatment centers based in North Carolina for the acquisition of multiple facilities to expand services throughout the state.
- Represented Union County in the negotiation and preparation of a 50-year, multimillion-dollar lease extension with a large health care provider for the county-owned hospital facility.
- Represented regional nonprofit health care system in acquisition of property and negotiation of agreements with private developers for the construction and lease of satellite hospital facilities and medical office buildings.
- Represented large regional hospitals in the acquisition and development of medical office buildings, health care facilities, and mixed-use developments.
- Represented partnership in land assemblage, acquisition and entitlements for a 1,200-acre, \$120+ million planned unit development in Wendell, North Carolina – components of the project included residential, commercial, retail, schools, public parks, a community center, and public



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infrastructure improvements, including a dedicated interstate highway interchange.



MEMBERSHIPS

- Habitat for Humanity of North Carolina, Board of Directors
- Triangle Commercial Real Estate Women (TCREW)
- Urban Land Institute

