KILPATRICK TOWNSEND

R. Bailey Teague Jr.

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Services

Real Estate Investment & Development

Industries

Real Estate; Hospitality & Gaming; Financial Services

Bailey Teague focuses his practice on commercial real estate, with an emphasis on representing owners and developers in the acquisition and development of office, retail, multi-family, hospitality and mixed use properties. Mr. Teague has practiced in Atlanta since 1994, spending over four years as in-house acquisition and development counsel for InterContinental Hotels Group. At InterContinental Hotels, Mr. Teague's primary responsibilities included representing the development department in the acquisition, development and management of new InterContinental, Crowne Plaza, Holiday Inn and Staybridge Suites hotels and resorts in North America, Central America, South America and the Caribbean.

Mr. Teague was recognized in *Georgia Trend* magazine's 2008 Legal Elite list, and again in 2012 in the area of Real Estate Law. He was also listed by *The Best Lawyers in America*® in 2013.

Experience Highlights

Multi-phased project development for Carter & Associates LLC as master developer

Represents Carter & Associates LLC as the master developer of "The Banks," a multi-phased project for an extensive mixed use development on approximately 18 acres owned by Hamilton County and within the City of Cincinnati. The project is on the north bank of the Ohio River, between the Cincinnati Bengals' Paul Brown Stadium and the Cincinnati Reds' Great American Ballpark. The project is intended to provide high quality development in an area along the Cincinnati riverfront on which the City of Cincinnati has desired development for many years.

Programmatic real estate joint venture formation

Represented real estate firm in connection with the formation of a programmatic real estate joint venture with a national equity participant. The joint venture targets office and office-driven mixed use development in the southeast region.

Acquisition by office developer

Represent an office developer in acquisition and subsequent sale of property in prime mixed-use development in the Buckhead area of Atlanta.

Strategic acquisition by credit union of branch banking facilities

Represented credit union in acquisition, development and lease of seven branch banking facilities in metropolitan Atlanta area.

Development of community shopping centers in Atlanta

Represented a retail developer in the development of community shopping centers in suburban Atlanta.

Negotiation of long term lease and development agreement for an international hotel company *

Represented an international hotel company in the negotiation of long term lease of condominium unit in multi-use high rise building on historic Russia Wharf in downtown Boston and negotiation of development agreement for construction around 24-story ventilation stacks.

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Acquisition for an international hotel company *
Represented an international hotel company in the acquisition of a major hotel located at the Los Angeles International Airport.

Real estate investment and development for an international hotel company *
Represented an international hotel company with a property in Atlanta, Georgia in rezoning negotiations with adjacent neighborhood and city committees, abandonment and closure of public street, land acquisition, negotiation of development agreement, negotiation of construction and permanent easements.

*Experience gained by attorney prior to joining Kilpatrick Townsend

Professional & Community Activities

ULI, Member

Education

University of Virginia School of Law, J.D. (1994)

University of Virginia, B.S., Commerce (1991)

Bar Admissions

Georgia (1994)

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