



Andreas S. V. Wokutch

Partner

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Industries

Energy
Consumable Goods
Finance
Industrials
Manufacturing
Multifamily Housing
Renewables
Utilities

Practice Areas

Real Estate
Commercial Real Estate
Finance
Corporate Law
Outside General Counsel
Services
Shopping Center & Retail
Development

Solutions

Data Centers

Bar Memberships

Kentucky
California

Andreas' practice focuses on real estate and corporate transactions. On the real estate side, he represents clients in acquisition, development, and disposition matters, and advises on asset management activities, including a broad range of leasing transactions such as build-to-suit, ground, and office space leases (including full building leases). His practice also includes negotiating large-scale commercial contracts (both for procurement and services), construction agreements, and financing arrangements. On the corporate side, Andreas assists clients with mergers and acquisitions, as well as corporate formation and governance.

While his practice involves a wide range of industries, Andreas frequently advises companies operating in the retail, energy, industrial, healthcare, multi-family, and alcohol sectors. Representative matters handled appear below.

Andreas began his career as an in-house attorney with a large, public utility company where he advised on energy development projects, large-scale contracts, financing transactions, and compliance with energy laws. Andreas also worked in the Los Angeles and Orange County offices of a full-service law firm, principally advising on residential and commercial developments and construction matters (both in the context of litigation and commercial operations).

Immediately prior to FBT Gibbons, Andreas spent several years at a Louisville-based law firm providing outside general counsel services to a publicly traded REIT. That work largely involved advising on complex commercial real estate transactions in the healthcare sector, commercial contracting for asset management (including

individual building or portfolio-wide procurement, construction contracts, and service agreements of all types), and corporate transactions.

Through his varied work experience, Andreas has advised companies of all sizes, including numerous publicly-traded companies. He appreciates the different business drivers that each company has and aspires to adapt work-product and advice to match each client's needs and preferences.

Prior to law school, Andreas worked in Washington, D.C. as a paralegal and as an honors intern for the U.S. Securities and Exchange Commission.

Other Info About Andreas

Experience

Retail & Office Matters

Serve as primary real estate counsel in Kentucky for Fortune 100 grocery store company, assisting with grocery store anchored developments, including acquisitions, ground leases, and build-to-suit leases, along with advising on ancillary development matters, such as development agreements, declarations/REAs, easements, construction, and service provider contracts

Represent publicly-traded REIT with redevelopment of outparcels and standalone properties located across the U.S. through absolute-net ground lease structures

Represent ownership group owning shopping centers across U.S. with retail leases to big box tenants

Represent growing high-end outdoor sporting goods retailer with retail leases for upscale shopping centers

Represent numerous landlord ownership organizations and tenants with office leasing needs across the U.S.

Assisted owner of marina with sub-ground lease transaction for operation of an outparcel restaurant on land owned by Army Corps of Engineers

Energy and Renewables Matters

Represent utility companies and solar developers with land acquisitions and development of utility-scale solar generation projects, each valued on average at over \$200M. Work typically involves site control rights through options to purchase or lease, title and survey review, due diligence, and easement negotiation for gen-tie lines.

Represent multi-national grocery store company with portfolio-wide project to evaluate real estate assets owned by company for deployment of electric vehicle (EV) charging stations thereon

Represented owner of numerous gas stations across Southeast U.S. with form of EV charger station lease, negotiation of listing agreement for regional site selection, and procurement contracts for supply of EV chargers

Represented client with acquisition of land and financing for construction of an \$1B EV battery recycling plant in Kentucky

Represent multi-national oil and gas company with EV station build-out through the National Electric Vehicle Infrastructure (NEVI) Formula Program, which provides funding for such projects through the Federal Highway Administration as part of the federal Infrastructure Investment and Jobs Act

Represented publicly-traded REIT with negotiation of master services agreement for installation of large battery electric storage systems (BESS) to support numerous medical office buildings in California

Represented private equity owner of senior-housing facilities in negotiating portfolio-wide electricity and gas supply contracts in deregulated and regulated states

Represented Indiana community center organization with negotiation of contract for construction and service of 1.5 MW solar array

Industrial Matters

Represent multi-national testing industrial technology and laboratory testing company with acquisitions and dispositions of industrial real estate properties across U.S. (including multi-state real estate acquisitions tied to a larger \$1.3B acquisition by the client of a U.S. testing and compliance company)

Represented multi-national steel company with due diligence review of real estate assets acquisition (as part of broader \$1B international asset acquisition by company)

Represented multi-national electronics manufacturer with negotiation of \$120M industrial facility lease in Louisville, KY

Represented developer of bit-coin facility with negotiation of power purchase agreement for electricity generated from 200 MW solar facility to be co-located with bitcoin facility

Represent rapidly growing, venture capital backed biotech company with review of industrial leases, lab-space leases, and master services agreement for engineering, procurement, construction, management, and validation work

Represented quarry owner with negotiation of ground lease for co-locating asphalt plant on quarry land and aggregate supply contract to supply the asphalt plant

Represented QSR chain company with negotiation of development agreement and purchase and sale agreement for acquisition of vacant land and build-to-suit lease for 150,000 SF cold-storage facility

Represented international infrastructure products manufacturer with \$600M acquisition of former steel foundry in Kentucky for redevelopment

Represented fertilizer company with real estate acquisition and development needs for development of \$20M production facility

Represent developer of build-to-suit logistics facilities with sale of leased facilities to tenant operators, each valued at approximately \$20M

Represent national mining, aggregates, and concrete products producer with leasing, easement, and zoning matters in Kentucky

Assisted national waste management company with drafting and negotiation of a conservation easement as part of mitigation of wetlands impacts for site in Kentucky

Assisted client with sale of \$3M coal terminal with seller financing

Healthcare, Senior Housing, and Family Services

Represented publicly-traded REIT owning and operating medical office buildings and senior housing facilities throughout the U.S., primarily assisting with asset management needs, including ground leases, office space and full-building leases (including review of tenant buy-outs by private equity groups), easements, procurement and service contracts (building specific and portfolio-wide), declarations of restrictive covenants, reciprocal easement agreements, and construction agreements

Represent regional healthcare provider serving communities in Southern California with medical office leases and real estate acquisition and dispositions

Represent foster care and adoption services company with leasing of office space in numerous states across Southeastern U.S.

Represent non-profit community center in Louisville with acquisition of land for expansion of childcare facility to include pre-natal and post-natal services

Represented large, regional hospital system with drafting and recording of declaration of restrictive covenants for property in Kentucky

Multi-Family Matters

Represent national developer of multi-family and student-housing properties with acquisition and development of complicated, high-end developments in numerous states, each valued from \$50-90M

Represent national developer of multi-family and office buildings with office leasing needs

Assist regional multi-family housing developer with negotiation of amendment to declaration of restrictive covenants as part of redevelopment of neighboring shopping mall into mixed-use, open air shopping center

Assist multi-family developer with retail leases for multi-family projects

Alcohol

Represent multi-national alcohol companies with acquisition and development of real estate in Kentucky for expansion of operations, as well as office leasing necessary for operations

Represent multi-national company providing manufacturing products for distilleries with real needs in Kentucky

Education

University of Colorado Law School, J.D., 2011

Certificate of graduate coursework completion in energy and environmental studies, University of Colorado at Boulder

Associate Editor, University of Colorado Law School Law Review

The College of William & Mary, B.A., 2006

Pi Sigma Alpha Honor Society, The College of William & Mary

Courts

All state courts of Kentucky and California, and the U.S. District Court for the Central District of California

Professional Affiliations

Kentucky Bar Association

Louisville Bar Association

California Bar Association

International Council of Shopping Centers, Member

American Health Lawyers Association, Member

American Bar Association, Real Property, Trust & Estate Law Section,
Ground Leasing Committee, Vice Chair

Civic Activities

Louisville Central Community Center, Inc., Board Member

City of Hills and Dales, Mayor

Major Publications

Co-Author, ["How Multifamily Property Owners Can Plan for the EV Future,"](#) *Law360*, October 2024

Co-Author, ["The Basics of Community Solar Projects and Their Application to Multifamily Projects,"](#) *Energy Law Advisor*, Institute for Energy Law – The Center for American and International Law, April 2023: 12-16

Author, "The Role of Non-Utility Service Providers in Smart Grid Development: Should They Be Regulated, And If So, Who Should Regulate Them?," 9 Colo. J. on Telecomm. and High Tech. Law 531, 2011.

Featured Articles

[REAs 101: The Agreement That Can Override the Lease \(and Block Redevelopment\)](#)

[Electric Vehicles Are the Future, and Multifamily Owners Should Be Planning Now](#)

[The Basics of Community Solar Projects and Their Application to Multifamily Projects](#)

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