
Joy Spezeski

Special Counsel
San Francisco

Details

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Joy Spezeski advises clients on commercial real estate transactions, including the acquisition, disposition, financing, leasing (including ground leases) and development of retail, office and mixed use properties. She also prepares easements, licenses, and other agreements. She has worked on transactions touching a variety of industries, including hotel, retail, office, industrial, and multifamily properties. Joy counsels clients on real estate-related aspects of complex business transactions, such as mergers, acquisitions, restructurings, and public/private partnerships.

Joy also represents high-net-worth clients in the analysis, acquisition, and operation of real estate.

She has an active pro bono practice, having served on the firm's Pro Bono Committee for several years.

Prior to joining Coblentz, Joy was a real estate associate at Kirkland & Ellis LLP in Chicago. Before starting her law career, she was an urban planner, evaluating and processing development and land use applications, and an environmental consultant, focusing on National Environmental Protection Act (NEPA) compliance.

Joy received her B.A in sociology and B.S. in regional development, summa cum laude, from the University of Arizona. She earned her law degree, magna cum laude, from Boston University School of Law. While in law school, Joy served as a Rappaport Fellow in Law and Public Policy with MassHousing, focusing on energy efficiency policies in affordable housing.

Notable Representations

Development

- Member of the Coblentz team that represents an affiliate of the San Francisco Giants in the Mission Rock project, a \$1.6 billion public-private partnership with the Port of San Francisco for the redevelopment of an approximately 30-acre site south of the ballpark.

Leasing

- Represents one of the largest owners of light industrial and distribution centers on the West Coast and completes leases, amendments, lien waivers and other lease-related documents for several million square feet of space annually.

Finance

- Represents a real estate company that owns and operates retail properties in the western U.S., as borrower, in its financing transactions, including a \$200 million line of credit.
- Member of the Coblentz team that represented a major tech company in connection with the construction financing of its corporate headquarters buildings in Mission Bay.

Property Acquisitions and Dispositions

- Represented a global investment firm in the acquisition of a mixed office/life sciences lab in San Francisco, California, and in the disposition a year later for almost \$30 million more than the acquisition purchase price.
- Member of the Coblentz team that represented Flynn Properties, Inc. in the purchase and financing of Solage Calistoga, a luxury resort in Napa Valley, California, and Madeline Hotel, a luxury ski resort in Telluride, Colorado.
- Represented a real estate investment company in joint-venture acquisitions of more than 30 multifamily residential properties in San Francisco, including portfolio acquisitions.

Honors & Awards

Joy is listed on the 2022 and 2023 Best Lawyers: Ones to Watch list for Real Estate Law. She was recognized as an outstanding volunteer for pro bono services by the Justice and Diversity Center of the Bar Association of San Francisco in 2016, 2017, and 2018.

Professional Activities

Joy is admitted to practice law in California and Illinois.

Education

J.D., magna cum laude Boston University School of Law (2013)

B.S., summa cum laude University of Arizona (2005)