



Claude P. Czaja

Shareholder

Atlanta | 404.223.2218 | cczaja@bakerdonelson.com

Claude Czaja has more than 25 years of experience in commercial real estate development, real estate finance, real estate leasing, acquisition and disposition transactions, and business structure and planning for clients across a wide range of industries, including health care, financial services, telecommunications, construction, and higher education.

Mr. Czaja assists his clients with the full spectrum of legal issues which arise in real estate matters, negotiating both routine and complex leases, purchase and sale transactions, development deals, and financing arrangements for office, retail, industrial, and multi-use developments throughout Atlanta and the Southeast. His clients include developers, borrowers, lenders, sellers, purchasers, landlords, and tenants.

Additionally, Mr. Czaja has assisted clients in the negotiation and drafting of a wide variety of contracts to facilitate various business ventures and operations. In this capacity, he has advised clients regarding easements, restrictive covenants and declarations, development agreements, and condominium declarations, among other agreements.

Representative Matters

- Successfully represented regional real estate developer in all phases of development, financing and leasing of 120-acre multi-use property with large retail shopping component.
- Negotiated hundreds of leases for landlords and tenants in mixed-use developments, high rise office buildings, and shopping centers throughout Atlanta and the Southeast.
- Represented a tenant in a multi-floor, 175,000-square-foot office lease with complex terms and significant build-out.
- Represent numerous borrowers and lenders in real estate-based lending practice.
- Serve as lead and local counsel in financings, and provide loan documentation enforceability and other opinions.
- Address and resolve title and survey matters, as well as managing a title insurance agency as outside agent for two national title insurance companies.

Professional Honors & Activities

- Former Vice President and General Counsel – Racetrac Petroleum, Inc., a regional gas station/convenience store operator with more than 550 locations

Education

- University of Georgia, J.D., 1989
- Indiana University, B.S. (Finance), 1981

Admissions

- Georgia, 1989
- U.S. District Court for the Northern District of Georgia, 1989