

# James Han

Partner

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James Han is a partner in the Greenberg Glusker Real Estate group.

James practices in all aspects of general real estate law with an emphasis on the representation of private and institutional real estate investors and lenders, such as opportunity funds, investment banks, developers and operators, in connection with joint venture transactions, real property financing, workouts and restructurings, and acquisition and disposition of commercial projects, including hotels, resorts, residential developments, office buildings and retail centers. He has worked on numerous transactions relating to all aspects of the hospitality industry.

He received his J.D. degree from New York University School of Law in 2003 and B.A. degree in History and International Relations from Stanford University in 2000.

## Professional Affiliations

- Member, Council of Korean Americans
- Member, Urban Land Institute

## Awards

- Listed in *Los Angeles Times* as a "Commercial Real Estate Visionary," 2022

## Bar Admissions

- California

## Education

- New York University School of Law (J.D., 2003)
- Stanford University (B.A., 2000)

## Services

- Real Estate
- Acquisitions & Sales
- Real Estate Financing
- Leasing
- Opportunity Zones
- Project Development
- Retail & Hospitality

## Languages

- Korean
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## Publications

April 15, 2025

**Out with a Whimper: FinCEN Issues Interim Final Rule on Corporate Transparency Act, Narrows BOI Reporting Requirements**

March 4, 2025

**Corporate Transparency Act Back in Effect: Updated BOI Compliance Deadlines**

December 6, 2024

**Nationwide Injunction Halts Enforcement of the Corporate Transparency Act**

September 16, 2024

**Corporate Transparency Act: Reporting Deadline Approaching**

February 5, 2024

**The Corporate Transparency Act - Summary of Entity Reporting Obligations**

December 27, 2023

**Corporate Transparency Act: Action Plan for Upcoming Reporting Requirements**

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## Representative Experience

- Represented affiliates of a multinational conglomerate in more than thirty disposition transactions involving office properties in Arizona, California, Illinois, Utah and Washington.
- Represented a technology company in the acquisition of land parcels in Silicon Valley for potential development.
- Represented a REIT in the acquisition of a portfolio of multiple office properties located in eleven states.
- Represented a co-investment venture in acquisition and financing transactions involving various super regional shopping centers in the United States.
- Represented a private investment firm in multiple financing transactions involving various office properties, including restructuring of a portfolio of twelve loans with more than fifteen office properties as collateral.

- Represented a co-investment venture as a lender in a deed-in-lieu transaction involving a luxury mixed-use condominium tower.
- Represented a developer in a construction financing transaction in connection with the development of a continuing care retirement community.
- Represented opportunity funds and other investment companies in hotel acquisitions and dispositions, joint ventures and financings, including transactions involving, among others, Fairmont Hotel San Francisco, The Mayflower Hotel, Novotel New York Times Square, Courtyard Long Beach, Fairmont Orchid Hawaii, Hyatt Place Waikiki Beach, Westin San Francisco Airport, Hyatt Regency St. Louis, DoubleTree Metropolitan – New York, Sheraton Denver, Sheraton Dallas and Four Seasons Hualalai.