Holland & Hart



PRACTICES

Resorts and Hospitality
Real Estate Finance
Leasing
Zoning and Land Use
Real Estate

INDUSTRIES

Construction and Development

EDUCATION

University of Utah College of Law, J.D., 2000

University of Utah, B.S., 1997

BAR ADMISSIONS

Nevada
Utah

Brian Cheney

Partner

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Like a strategic architect, Brian excels at structuring complex real estate transactions that help achieve his clients' objectives.

Brian advises owners/developers, resort operators, landlords, tenants, sellers, buyers, and real estate investors and borrowers to structure projects in alignment with clients' business objectives and long-term vision. His extensive experience in acquiring, developing, and financing projects throughout the United States includes large, mixed-use projects, including resorts (hotel, condominium, retail, restaurant), office and industrial parks, multifamily, employee, and affordable housing, and data centers.

He provides holistic counsel at every project stage, from initial concept and acquisition through completion, leasing, operation/management, and sale. Brian delivers value for clients by developing comprehensive transaction frameworks and crafting and negotiating the critical agreements and project documents that shape the entire project's success. As needed, he accesses the firm's deep bench of specialized expertise in areas such as corporate, tax, land use and zoning, environmental compliance, water law, and permitting.

Brian structures sophisticated funding solutions needed for multifaceted projects. He represents borrowers, developers and investors on financing arrangements from traditional financial institutions and government agencies, including HUD, Freddie Mac, and Fannie Mae.

Clients appreciate Brian's focus on finding paths forward while skillfully navigating challenges and minimizing risks. He collaborates with clients at every step, creating workable solutions that keep projects moving forward. As a true business partner committed to clients' long-term success, Brian readily shares his extensive network of industry experts and relationships to facilitate active projects and future opportunities.

Before joining Holland & Hart, Brian was a shareholder at Dentons and a partner at Snell & Wilmer. He was also the Founding Partner of a Salt Lake City-based boutique real estate firm.

EXPERIENCE

Commercial Projects

- Resorts
- Condominiums and condominium-hotels
- Industrial
- Office
- Retail
- Master Planned Communities
- Mixed-use
- Multi-family
- Data centers

Transactions

- Acquisitions
- Dispositions/sales
- Leasing (office, industrial and retail)
- Financing
- Real estate workouts
- Joint ventures
- Private equity transactions
- Interstate land sales registration and compliance

CLIENT RESULTS

Counsel to local and regional developers in connection with acquisition, development, and leasing of several commercial, employee housing, and mixed-use projects in Utah and surrounding states.

Counsel to a developer and owner of various condominium and hotel projects in Park City, Utah, including the Pendry Park City (condominium hotel), Apex Condominiums, Hyatt Centric (condominium hotel), and Elevation Townhomes.

Counsel to private equity funds in connection with entity formations, disclosure documents, acquisition and financing of numerous existing multi-family real estate projects throughout the United States.

Counsel to developers and owners in connection with real estate joint venture and related agreements for development of multi-family, commercial and mixed-use projects.

Counsel to developers and operators in connection with land acquisition, development, and leasing of large industrial park projects.

Counsel to landlords and tenants in various office, retail, and industrial leasing transactions.

Counsel to developer and owner of multi-billion dollar mixed-use high rise

hotel condominium project on the Las Vegas Strip, including preparation of federal and state disclosure documents, condominium formation documents, hotel and rental management documents, and condominium unit purchase and sale documents.

RECOGNITION

- *Chambers USA*, Real Estate, 2020-2026
- *The Best Lawyers in America*®, Real Estate Law, 2015-2018, 2025-2027
- *Utah Business Magazine*, Legal Elite: Real Estate, 2009-2023, 2025
- Mountain States Super Lawyers®, Real Estate, 2018-2023, 2025, 2026

PROFESSIONAL AND CIVIC AFFILIATIONS

- NAIOP Utah Commercial Real Estate PAC, Executive Board Member, Committee member, 2024- Present
- NAIOP Utah Chapter, Board Member/Executive Committee, 2019-2023