

Suzanne E. Hennessy

Partner

916-446-2300 x3051

shennessy@murphyaustin.com

Practice Area(s): Corporate and Business, Healthcare, Real Estate

Overview

Suzanne Hennessy is a partner with the Real Estate Law Team and the Healthcare Law Practice Team. Suzanne has extensive experience in general real estate matters including commercial leasing, purchases and sales and providing general real estate advice to a variety of clients from major developers to healthcare providers. She has also provided representation to a number of financial institutions and commercial lenders, in some transactions, and borrowers in other transactions, in the origination, modification and restructuring of commercial and real estate loans to borrowers within the Northern California and Central Valley areas.

In addition to her busy practice, Suzanne has been a speaker on various real estate topics including the real estate and leasing aspects of the Americans with Disabilities Act. She has been a consultant for the California Continuing Education of the Bar and is a past member of the UCC Committee for the State Bar of California. Suzanne served on the Board of Directors of Commercial Real Estate Women (CREW) and has served on the Board of Directors and Executive Committee of Fairy Tale Town. She served on the Board of Directors of the American Heart Association from 2012 to 2019.

Suzanne is an AV Peer Review Rated lawyer, the highest rating given by Martindale-Hubbell for legal ability and ethical standards. She was recognized in the *Daily Journal's* [Top Health Care Lawyers 2020](#) for her practice of real estate law aiding health care providers and she was also listed in the 2019-2020 editions of *Northern California Super Lawyers* and *Sacramento Magazine's* 2019 -2020 Top Lawyers Lists. She graduated from UCLA with a BSN in nursing and holds a J.D. from the University of California, Hastings College of the Law. Prior to joining Murphy Austin Adams Schoenfeld LLP, Suzanne was a partner with Diepenbrock, Wulff, Plant & Hannegan, LLP, clerked for the Alaska Court of Appeals, and worked in Anchorage, Alaska as an associate with the law firm of Perkins Coie. She is a member of both the Alaska and California Bar Associations, as well as a member of the Business and Real Property Section of the State Bar, the Real Property Section of the Sacramento



Memberships

- California Society of Healthcare Attorneys
- American Health Lawyers Association
- California Real Estate Women in Sacramento (CREW)
- Sacramento County Bar Association, Real Property, Healthcare and Business Law Sections
- Sacramento Chapter of Lambda Alpha International

Bar Admissions

- State Bar of California, Real Property Law Section
- Alaska State Bar

Community Involvement

- Tri-City Little League, Sponsor and Volunteer (2002-2010)

County Bar, the California Society of Healthcare Attorneys, and the American Health Lawyers Association.

Representative Matters

Healthcare Real Estate

- Represent landlords and tenants on leases for various types of medical facilities, including medical office buildings, medical condominiums, cancer centers, “hospital-in-hospital” space, urgent care and medical clinics and stand-alone emergency departments.
- Analysis of Stark Law and Anti-kickback Statutes in context of structuring leases and other transactions with physicians and medical groups.
- Structure and negotiate timeshare leases, license agreements, subleases, and ground leases for various healthcare uses.
- Represent buyers and sellers in purchase and sales of medical office buildings, including conveyances subject to continuing ground leases, and condominium properties with owners’ associations.
- Represent healthcare system on acquisitions of vacant land for development of hospital campus and medical office buildings, including purchase and sales and land donations.
- Represent healthcare system on all leases and assignments in connection with corporate acquisitions of medical groups with multiple locations.
- Represent medical tenants in shopping centers involving negotiation of unique issues related to retail property, including recorded restrictions against medical use, parking challenges, zoning limitations, continuous operations requirements, and exclusive use rights.

General Real Estate

- Structure and negotiate leases, purchase agreements, loan documents, easements and other real estate and business contracts for office buildings, shopping centers, residential developments, industrial property and vacant land.
- Perform title and survey analysis and other due diligence review on behalf of buyers of various commercial real estate properties.
- Represent university tenant for lease of office space for law school clinic.

- Crocker Art Museum, Pro Bono Counsel (1988-Present)
- Tierra Del Oro Girl Scout Council, “Be a Reader Manager,” Troup 433 (2002-2003)
- Cities in Schools, Tutor to Students (1991-1992)

Education

Hastings College of Law
J.D., 1983
Thurston Honor Society

University of California, Los Angeles
B.S., *magna cum laude*, 1978
Nursing

- Represent clients on general real estate matters including commercial leasing, purchases and sales.
- Provide general real estate advice to a variety of clients from major developers to healthcare providers.
- Represent financial institutions in the origination, modification and restructuring of commercial, real estate and agricultural loans to borrowers.
- Represent borrowers in negotiating with lenders on new loan transactions, loan modifications and loan work-out situations.

Awards

- Recognized in *Top Health Care Lawyers 2020* for her practice of Real Estate Law aiding Health Providers, *Daily Journal*, Supplement to Los Angeles and San Francisco, [Read article](#) (2020)
- Listed in *Northern California Super Lawyers*, Real Estate (2019-2020)
- Named in *Sacramento Magazine's* Top Lawyers List, Real Estate Law (2019-2020), Health Care Law (2019-2020)
- AV[®] Preeminent[™] Peer Review Rating from Martindale-Hubbell
- National Network of Commercial Real Estate Women (1997)
- Intra-Member Organization Networking Award Recipient

Leadership

- American Heart Association, Sacramento, Board Member, Leadership Development Committee (2012-2019)
- Fairytale Town Theme Park, Board of Directors, Executive Committee (2002-2011)
- California Real Estate Women in Sacramento (CREW), Committee Chair (2000-2007)
- California Real Estate Women in Sacramento (CREW), Board Member (1997-1999)
- California State Bar, UCC Committee, Member (1993-1996)
- California State Bar, UCC Committee, Liaison to California Bankers Association (1993-1996)

Speaking Engagements

- CLE Presentation, “Medical Office Leasing, Stark/Anti-Referral Issues,” 2014
- Panelist, California State Bar, Business Law Section, “A Day in the Life

of a Business Lawyer,” McGeorge School of Law, March 2011, 2012, 2013, 2014, and 2015

- “Basic Concepts, Fair Market Value and Dispute Resolution For Lease Renewal Options,” Cushman and Wakefield, March 2008
- “Real Estate Leases, Focus on Letters of Intent and Tenant Lease Issues,” Catholic Healthcare West, October 2007
- “California Commercial Real Estate,” Lorman Education Services, December 1999
- “Reducing the Owner's Exposure in Leases,” Grubb & Ellis Real Estate Brokers, 1995
- “An Overview and Discussion of the Americans with Disabilities Act,” Building Owners and Managers Association of Sacramento (BOMA); National Association of Residential Property Managers (NARPM); and Institute of Real Estate Management (IREM), Sacramento, California, June 24, 1993.
- “An Overview and Discussion of The Americans with Disabilities Act,” Association of Commercial Real Estate and the Sacramento Women In Commercial Real Estate, Sacramento, California, May, 1993.
- “An Overview and Discussion of The Americans with Disabilities Act,” Southwest Region of the Commercial Investment Real Estate Institute, Sacramento, California, October, 1992.
- “The ADA: Are You Prepared to Comply,” The International Council of Shopping Centers, San Mateo, California, September, 1992.
- “D-Day on ADA: New Legislation Challenges Employers,” Sacramento Association of Health Underwriters, Sacramento, California, September, 1992.
- “Speaking Frankly About Unlawful Detainer, Correcting Your Judgment and The Americans with Disabilities Act of 1990,” The International Council of Shopping Centers, Sacramento, California, March, 1992.

Publications

- “Landlords and Tenants: Who is Responsible for ADA Compliance,” a portion of a Special Supplement to the *Sacramento Business Journal*, May 25, 1992
- “Consultant, Sales and Leases in California, *Commercial Law*, V.1, 2nd Ed., (Chapter 9 -Breakdown of the Bargain), CEB 1993
- “UCC System Computer Update,” *Sacramento Bar Association Docket* 1996
- “Ten Tips in Drafting Medical Office Leases,” *Diepenbrock, Wulff*,



Plant & Hannegan, LLP, Business Advisory, 1997

- "1997 Member Services Board Message," *Crew Sacramento Newsletter*, 1997