



Stephen D. Peterson

Partner

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Related Services

Real Estate ■ Sales & Acquisitions ■ Commercial Real Estate Development ■ Joint Ventures & Investments ■ Leasing

For more than 25 years, real estate clients ranging from institutional investors to developers have turned to Steve for all their acquisition, disposition, financing, leasing, and development matters.

Steve Peterson is a partner with Alston & Bird's Real Estate Group. Steve focuses his practice on real estate matters, advising international investment funds, REITs, private equity firms, and other providers of capital in creating varied investment structures.

Steve also provides advice to clients on the full life cycle of commercial real estate development, including land acquisition, construction, leasing, finance, and disposition. He also represents owners of stabilized real estate projects in refinancing, leasing, creation of easements, condemnations, and other real property needs.

Representative Experience

- Represented a publicly traded REIT in the creation of a preferred equity and joint venture investment program.
- Represented a private equity firm in the creation of a preferred equity program for investment in student housing projects.
- Represented a Munich-based investment fund in the creation of joint ventures with U.S. developers for retail and multifamily projects nationwide.
- Represented a mezzanine lender in the financing of multifamily projects located throughout the Southeast.
- Represented a national retailer in the acquisition of land and development of an 800,000 sq. ft. warehouse and distribution center, including the negotiation of public incentives.
- Represented a Japanese apparel manufacturer in the acquisition and development of a 500,000 sq. ft. build-to-suit warehouse and distribution facility lease finance through development authority bonds.
- Represented a real estate company in its acquisition, leasing, refinance, and sale of approximately 20 shopping centers located throughout the U.S. Sun Belt.
- Represented a publicly traded technology company in negotiating its office leases nationwide.
- Represented a lender in its foreclosure of a landmark Atlanta high-rise office building.
- Represented a South African corporation in its acquisition and finance of an office building in Atlanta.

- Represented a hotel owner in its acquisition, development, and sale of several hotel properties throughout the United States.
- Represented a public REIT in its acquisition of single-asset REITs, including the management of tax and securities compliance.

Publications

- “Bridging the Equity Gap with Preferred Equity,” *Commercial Property Executive*, June 21, 2023.

Memberships & Affiliations

- State Bar of Georgia

Education

- Emory University (J.D., 1994)
- King College (B.A., 1991)

Bar Admissions

- Georgia