

Daniel C. Utrata

Associate



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Practices/Industries

- Health Care
- Health Care Consulting & Business Transactions
- Long-Term Care
- Real Estate

Education

Ohio University
(B.A., 2006; M.A., 2010)
Cleveland-Marshall College of Law
(J.D., 2012)

Overview

Daniel focuses his practice on the representation of clients operating in the health care industry and assists with real estate and corporate transactional matters. He assists with a variety of real estate matters, including commercial real estate leasing, acquisition, and disposition. He also assists with business counseling, mergers and acquisitions, and other general corporate matters, including commercial contracts, corporate formation, governance, and compliance. He uses his diverse background to help health care clients, particularly skilled nursing and assisted living facility owners and operators, in creating solutions for their wide-ranging legal needs. Daniel is fluent in German.

Experience

- Provides assistance with the purchase, sale, and leasing of health care, skilled nursing, and long-term care facilities.
- Drafts a variety of real estate documents, including leases, easements, assignments, amendments, bills of sale, estoppels, terminations, NDAs, closing statements, closing instruction letters, and other documents associated with the purchase, sale, and lease of health care facilities across the United States.
- Assists with all aspects of mergers and acquisitions, including conducting due diligence, preparation of disclosure schedules, and drafting transaction documents.
- Represents clients with respect to entity formation, general business, and other commercial matters.
- Experienced with review of environmental reports including NEPA and Phase I reports.
- Successfully closed more than 20 telecommunications site acquisitions in multiple states as outside counsel for a private equity firm.
- Previously worked for a real estate and land development consulting firm where he managed a five-person team that conducted permitting, title review and document preparation for land acquisition, and project finance and curative initiatives on wind, solar, electrical transmission, and pipeline development projects.
- Previously worked as a mineral title abstractor providing services to oil and gas companies in Ohio and Pennsylvania.

Involvement

Professional Affiliations

- Ohio State Bar Association

Community Involvement

- The Legal Aid Society of Cleveland (*Volunteer, 2015-2016*)

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Honors & Distinctions

- Fulbright Fellow, Lemgo, Germany (2007-2008)

Admissions

- State of Ohio