



Gina Leahey

Associate

she/her/hers

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Gina Leahey is a transactional real estate and finance lawyer with in-depth knowledge of mortgage loan origination, syndication and securitization. She regularly advises banks and real estate investment firms in real estate transactions involving a diverse range of asset classes and financing structures.

Gina represents investment banks, commercial banks, life insurance companies, commercial real estate developers and investors in a wide range of financing matters related to the acquisition, development and sale of real property covering a wide range of asset classes. She is well versed in leading commercial transactions including the origination, syndication and disposition of mortgage loans and mezzanine loans and in handling structured finance and securitization transactions.

Gina also serves as an adjunct business law professor.

Prior to joining Stradley Ronon, Gina was a commercial real estate finance associate at both a global and Philadelphia-based law firm.

Featured Representative Matters

- Represented global banks, as co-lenders, in connection with the origination, securitization and syndication of an approximately \$8.5 billion financing secured by 288 industrial and warehouse properties and 23 office properties in 26 states.
- Represented a real estate investment firm, as purchaser, in the sale of a \$36.5 million mezzanine loan indirectly secured by an office park in San Mateo, California.
- Represented global banks, as co-lenders, in connection with the origination of a \$3 billion mortgage loan sale-leaseback financing secured by casinos in Las Vegas.
- Represented a real estate investment firm, as purchaser, in the sale of a \$60 million mezzanine loan indirectly secured by a shopping center in New York.
- Represented a life insurance company, as a lender, in the origination of a \$220 million mortgage loan secured by a shopping plaza in Gilbert, Arizona.
- Represented a life insurance company, as a lender, in the refinancing of a \$256 million mortgage loan secured by a shopping plaza in Chandler, Arizona.
- Represented a global bank, as a lender, in the origination and disposition (including securitization) of a \$55 million mortgage loan secured by a membership club composed of a hotel, restaurants and spa in Miami.

Services

- Real Estate
- Finance
- Structured Finance & Securitization
- Commercial Lending
- Corporate

Education

- Rutgers University School of Law – Camden (J.D., *cum laude*)
- Drexel University (M.S.)
- John Jay College of Criminal Justice (B.A., *summa cum laude*)

Admissions

- Pennsylvania
- New Jersey

- Represented a global bank, as a lender, in connection with the origination and disposition of a \$232 million mortgage loan and \$42 million mezzanine loan secured by 13 industrial properties in seven states.
- Represented a real estate investment firm in the origination of a \$195 million mortgage loan secured by a ground leasehold interest in a resort and casino in Aruba.
- Represented a real estate investment fund, as a second mortgage lender, in a seller financing of an office building in Bala Cynwyd, Pennsylvania.
- Represented a real estate investment fund, as a borrower, in connection with the origination of a \$198.9 million mortgage loan and a \$66.3 mezzanine loan secured by a mixed-use property in Philadelphia.
- Represented a real estate investment fund, as a borrower, in connection with the origination of an approximately \$38.8 million construction loan for a boutique hotel to be constructed in Wilmington, Delaware.
- Represented a real estate investment fund, as a borrower, in connection with the origination of a \$40 million mortgage loan and commercial property assessed clean energy (C-PACE) loan for an office building in West Conshohocken, Pennsylvania.

Memberships

- Co-Chair, Stradley Ronon Technology Committee

Recognitions

- Best Real Estate Deals of 2023: Office Winners, *Philadelphia Business Journal*
- Volunteer Honor Roll, Pro Bono Partnership (2018)

Featured Speaking Engagements

- Moderator, Real Estate Panel Program, Risk Management Association Philadelphia Chapter

Publications

Private CRE Lending Continues to Shift Beyond Banks

April 14, 2026