

TROY

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Services

Real Estate

Commercial Real Estate Finance
Commercial Real Estate Finance
Workout, Foreclosure and
Litigation
Corporate Real Estate
Economic Development
Incentives

Governmental Entities

Leasing

Real Estate Acquisition and
Disposition

Real Estate Development

Financial Services

Receiverships, Real Estate
Owned and Loan Portfolio
Acquisitions & Dispositions

Renewable Energy Development
and Finance

Industries

Construction

Financial Institutions

Education

University of Notre Dame Law
School, J.D., 1999

Hamilton College, B.A., 1996

Bar Admissions

Michigan

Brian H. Holt

Principal
Real Estate Group Leader



Brian Holt has an extensive background in complex commercial real estate, construction and property development transactions. From office construction to retail and industrial projects, from land acquisition to condominium development, Brian knows all the ropes in the real estate industry. He also expertly handles all areas related to real estate financing, including securitized loans, as well as commercial leasing, including complex sale-leaseback and build-to-suit transactions.

Brian's practice area also encompasses the negotiation of construction, architectural, design/build contracts and subcontracts on behalf of owners, contractors and design professionals. He counsels his clients on construction risk issues and plans for dispute resolution.

Brian helps his clients manage multiple complex transactions simultaneously. He assists clients as they concurrently pursue the acquisition of real property or assets, the lease of small office space or more than 100,000-square-foot industrial facilities, as well as multifaceted design and construction projects. Brian's dedication, efficiency and organization ensure that each of his clients' numerous projects is expertly handled.

Brian H. Holt

Representative Matters

National Corporation Real Estate Representation

Representation of several national corporations in connection with all real estate owned, leased and constructed throughout the United States.

Sports Arena Development

Led real estate acquisition efforts on \$650 million sports arena and related development located in Detroit, Michigan. Related work involved real estate, land acquisition, title clearance, environmental, legal structuring, planning, financing, leasing, architect agreements and construction matters.

Developer Real Estate Representation

Representation of developers in connection with residential, commercial and mixed use condominium projects.

Complex Construction Projects

Representation of owners in the design and construction of complex health care, office and manufacturing facilities throughout the United States. Represented the owner in one of the first large construction projects in Michigan utilizing an Integrated Project Delivery system.

Management and Disposition of Troubled Commercial Real Estate Assets

Representation of lenders and special services in connection with the workout and foreclosure planning; post foreclosure management and positioning of assets, including leasing; and subsequent disposition of commercial real estate throughout the Midwest.

Land Acquisition for Regional Developer

Brian represented a regional developer who wanted to acquire a parcel of land that was held by more than 20 separate co-owners. The parcel had complex title issues stretching back over 40 years involving multiple generations of owners. Brian's client was concerned that the title issues were too great to overcome and that the transaction might have to be abandoned. Through extensive research, persuasive negotiation and meticulous attention to detail, Brian was able to devise and execute a plan to resolve the issues and guide the transaction to completion.

Real Estate and Development Transactions

Complex commercial real estate and development transactions including construction of office, retail and industrial projects, acquisition of vacant and improved land; condominium development; entity formation; real estate financing including "securitized loans" and commercial leasing.

Honors

Chambers USA, Real Estate, 2025; Rising Star, 2011–2012

Leading Lawyers, Recommended in Commercial Real Estate and Real Estate Finance Law, 2014–present

Best Lawyers in America, Real Estate Law, 2013–present

Brian H. Holt

Michigan Super Lawyers, Real Estate, 2015–present, Rising Star, 2010–2013

DBusiness Magazine, Top Lawyers, 2020-present:

Real Estate Law

Real Estate Litigation

Professional Activities

American Bar Association, Real Property, Probate, & Trust Law Section

State Bar of Michigan, Real Property Law Section, Co-Chair, Summer Conference, 2016–2017

State Bar of Michigan, Real Property Law Section, Co-Chair, Construction Law Committee, 2008–2016

National Multiple Sclerosis Society, Michigan Chapter, 2012 Leadership Class

Leadership Oakland XVI, Graduate, Class of 2006

Speeches

"Relating to Your Tenants Through Crisis," Urban Land Institute Michigan webinar, April 27, 2020

"Under Construction: A Nuts and Bolts Update for Construction Industry Leaders," Miller Canfield, October 16th and 23rd, 2013

"Only Fools Rush In: The Fundamentals of Real Estate Due Diligence," Institute of Continuing Legal Education, March 2010

"Top Ten Construction Risk Management Issues," Real Property Law Section, State Bar of Michigan, July 2006

Publications

"When Decommissioning Makes Sense," Hot Points, Summer 2006

"Is this deal for real? Synthetic Leases Subject to Scrutiny," Hot Points, Spring 2003

"Construction Subcontracts: Shifting the Risk of Non Payment Through "Pay If Paid" Clauses," Michigan Real Property Review, Spring 2003

Articles

Whose Risk? Impossibility and Frustration of Purpose in Michigan Leases

COVID-19: Michigan Governor Gretchen Whitmer Lifts Restrictions on Construction Work

COVID-19: Impact on Commercial Landlords and Tenants