



KYLE A. STEVENS

PARTNER

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Kyle A. Stevens is a partner in the Orlando office of Shutts & Bowen LLP, where he is a member of the Real Estate Practice group.

Kyle has a diverse real estate practice. He represents buyers, sellers, developers, lenders, landlords, and tenants in real estate development and finance, commercial leasing, and land use matters. His experience includes:

- Structuring, negotiating, documenting, and closing a variety of transactions involving a variety of property types, including raw land, industrial warehouses and manufacturing facilities, retail, office, multifamily housing, mixed-use, self-storage, hospitality (hotels, restaurants, food and beverage facilities), convenience stores and fuel dispensing, and assisted living, through all phases of real estate development and operation, including acquisitions, financing, joint venture agreements, construction and design professional contracts, leasing, property management agreements, easement and development agreements, and dispositions.
- Representation of landlords and tenants in various lease structures including ground leases, space leases, building leases, and build-to-suit leases.
- Representation of lenders and borrowers in construction and permanent financing, multi-state credit facilities, and loan workouts.

Representative matters include:

- Representation of developer in connection with the construction of a \$30 million 400,000 square foot electrical product manufacturing facility, including negotiation of build-to-suit lease, purchase agreement, sale-leaseback agreement, development agreement, and design-build agreement.
- Assisted in representation of developer in connection with the construction of a \$80 million 230-unit apartment building, including negotiation of construction contract, construction loan, and property management agreement.
- Representation of property owner for all leasing matters in a 260,000 square foot industrial office park.

Kyle A. Stevens

- Assisted in representation of investor in connection with development, equity structuring, financing, construction, and operation of more than a dozen assisted living facilities throughout the country.
- Representation of lender in connection with a \$7 million renovation loan for conversion of office building into boutique hotel and restaurant.
- Representation of national convenience store and gas station facility chain in acquisition or lease of more than 30 sites throughout Florida, including drafting and negotiation of purchase agreements and ground leases, due diligence matters, closings, and contract disputes.
- Representation of purchaser as local Florida counsel in acquisition of a \$180 million 226-unit luxury apartment community.
- Representation of lender in a \$32 million construction loan for construction of a 95,000 square foot data center in connection with New Markets Tax Credit program.
- Assisted in representation of borrower in connection with negotiating and closing a \$73 million refinance loan for a 200,000 square foot office tower.

Prior to joining Shutts, Kyle was an associate in a boutique firm representing clients in complex construction disputes. While in law school, he interned for the Honorable Mary S. Scriven, U.S. District Court Judge for the Middle District of Florida and was active in the school's Conservation Clinic and Environmental & Land Use Law Society.

Kyle is a fifth generation native Floridian and resides in Seminole County with his wife and four children, where he is active in his church community and other community organizations.

Practice Areas

Real Estate

Commercial Lending

Education

- University of Florida College of Law, J.D., *cum laude*, 2011
 - Book Awards – Legal Drafting; Conservation Clinic; Labor Law
 - Journal of Law & Public Policy – Executive Board
 - Order of the Coif
- Duke University, B.A., Political Science, 2007

Bar Admissions

Florida

Court Admissions

- U.S. District Court for the Middle District of Florida
- U.S. District Court for the Northern District of Florida

Professional and Civic

- Florida Bar
 - Business Law Section
 - City, County & Local Government Section
 - Real Property, Probate & Trust Law Section
- Orange County Bar Association

Presentations

- "Spring 2025 1L In-Person Recruiting Networking Event Panel Discussion," University of Florida Levin College of Law, January 24, 2025
- "Eminent Domain from Start to Finish: Challenging the Right to Take – Case Law and Recent Issues," National Business Institute, January 2014
- "Construction Defect Litigation: Discovery, Experts, and Evidence," National Business Institute, August 2013