



William B. Tate

Partner

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OVERVIEW

William B. Tate II is a partner in the firm's Real Estate practice. His practice is concentrated in the areas of commercial real estate, development, lending, and private equity transactions. He has significant experience in the acquisition and disposition of commercial, industrial, hotel, and multi-tenant real property assets, commercial and industrial leasing, and joint ventures. William's experience includes the development of motion picture studios, medical office projects, and assisted living facilities. For many companies, William is the "go to" counsel for complex IRS 1031 exchange transactions, joint ventures, and tenancy-in-common structures.

William's commercial lending experience includes the negotiation and documentation of secured and unsecured credit facilities, term loans, and revolving lines of credit for the acquisition, construction, and development of single and multi-family residential housing projects, commercial and industrial buildings, business parks, shopping centers, and hotels. He has documented and closed lending facilities involving real property security in numerous jurisdictions throughout the United States, including Arizona, California, Colorado, Connecticut, Florida, Georgia, Nevada, Texas, and Utah.

William has been an adjunct faculty member and lecturer on real estate law for the University of California, Irvine School of Law. He is a regular speaker on a wide variety of issues, including "Foreign Investment in the United States Real Estate Market" in Tokyo, Japan, "Opportunities in the Field of Law," 9th Annual Community Law Day, Chapman University Fowler School of Law and the Orange County Korean Bar Association, "Legal Careers in Orange County: Shattering the Glass Ceiling," Orange County Coalition for Diversity in the Law and the University of California, Irvine School of Law, "Experts View on Real Estate Industry Trends," Panel Discussion, Orange County Executive Real Estate Forum, "Developing Effective Mentoring Relationships," 5th Annual CLE Expo, Minority Corporate Counsel Association, "Americans with Disabilities Act and Commercial Leasing" in New York, and "Deregulation of Electrical Utilities," 13th Annual Real Estate Development Conference, Orange County Building Industry Association.

ACHIEVEMENTS

- Recognized in *The Best Lawyers in America*® for Real Estate Law, 2021-2024

PROFESSIONAL / CIVIC ACTIVITIES

- American Bar Association
- American Bar Foundation, Fellow
- Dragon Kim Foundation, Board of Directors
- Orange County Bar Association
- State Bar of California
- University of California Irvine School of Law, Dean's Executive Committee

EDUCATION

- J.D., Stanford Law School, 1988
- B.A., University of Southern California, 1985

ADMISSIONS

- Bar of California

NEWS & EVENTS

- 18 August 2022, More Than 350 K&L Gates Lawyers Named Among 2023 Best Lawyers in America, Ones to Watch
- 19 August 2021, Nearly 300 K&L Gates Lawyers Named Among 2022 Best Lawyers in America, Ones to Watch
- 30 July 2020, K&L Gates Further Strengthens Orange County Office with Real Estate Partner Addition

AREAS OF FOCUS

- Real Estate
- Commercial Ownership, Leasing, and Management
- Land Use, Planning, and Zoning
- Private Equity Transactions

INDUSTRIES

- Financial Services

- Private Equity