

Julien Chabanat

Senior Associate

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OVERVIEW

Julien Chabanat is a Paris-based real estate business lawyer at K&L Gates, specializing in real estate transactions, asset management, and commercial property leasing.

Julien advises institutional investors, private equity funds, and global stakeholders on strategic acquisitions, disposals, and portfolio optimization. His experience spans logistics platforms, office buildings, retail spaces, hospitality assets, and senior and student housing. Julien also supports real estate brokers with commercialization strategies and asset value enhancement.

Committed to delivering practical, efficient, and client-focused solutions, Julien combines legal precision with business insight to help clients achieve their investment goals.

PROFESSIONAL BACKGROUND

Prior to joining the firm, Julien served as a senior associate at international law firms, where he focused his practice on real estate transactions and asset management.

SPEAKING ENGAGEMENTS

- Lecturer, “The Legal Aspects of Real Estate Occupation,” Chaire Immobilier et Développement Durable – ESSEC – Filière RICS within ESSEC Business School, 3 June 2025
- Host and Speaker, “Commercial lease case law updates – First Quarter 2025,” K&L Gates Webinar, 1 April 2025
- Host and Speaker, “Commercial lease case law updates – 2024 Review,” K&L Gates Webinar, 9 January 2025
- Speaker, “Commercial lease case law news,” B SMART 4Change *Lex Inside* Podcast, 3 December 2024
- Speaker, “Latest case law on commercial leases – Third Quarter 2024,” K&L Gates Webinar, 17 October 2024

- Speaker, "Latest case law on commercial leases – First Half 2024," K&L Gates Webinar, 25 June 2024

EDUCATION

- Master's Degree, University of Rennes 1, 2006 *(International business law)*
- Master's Degree, University of Auvergne, Clermont-Ferrand, 2005 *(Foreign student - University of Oklahoma, USA; Business law)*
- Master Degree, University of Auvergne, Clermont-Ferrand, 2007 *(Business and company law)*

ADMISSIONS

- Bar of Paris

LANGUAGES

- English
- French

THOUGHT LEADERSHIP *POWERED BY HUB*

- 19 October 2026, Sale of shares in hotel companies: formalism reinforced, employee information simplified, *Business IMMO*
- 9 June 2026, The Economic Simplification Act of 26 May 2026: Key Implications for French Commercial Leases
- 22 October 2024, Commercial Leases—First Semester 2024 Case Laws Digest
- 6 November 2023, Commercial Leases - First Semester 2023 Case Laws Digest

OTHER PUBLICATIONS

- "Share Transfers in Hotel Companies: Enhanced Formalities, Streamlined Employee Information Requirements", *Business Immo*, 19 October, 2026

NEWS & EVENTS

- 3 May 2021, K&L Gates Further Strengthens Paris Office With Real Estate Partner Addition

AREAS OF FOCUS

- Real Estate

- Commercial Ownership, Leasing, and Management
- Real Estate Acquisitions and Dispositions
- Real Estate Development and Construction
- Real Estate Funds

INDUSTRIES

- Consumer Goods and Services
- Energy
- Financial Services
- Household Goods
- Manufacturing
- Transportation and Logistics

REPRESENTATIVE EXPERIENCE

Lease - Retail

- Assisted a US multinational beauty company in connection with the drafting of a letter of intent and the negotiation of the commercial lease for retail use premises located in Paris, France.

Lease - Office

- Assisted a US multinational beauty company in the review and negotiation of an amendment to a lease for office premises located in Paris, mainly aimed at extending the term of the lease and granting the tenant a rent exemption.
- Assisted a US multinational beauty company in connection with a lease termination agreement.
- Assisted a US multinational beauty company in connection with the break option available to the tenant.
- Provided legal assistance to a US multinational beauty company in connection with the review and comments of an amendment to the lease.
- Advised a leader in catering and services on the preparation and submission of a bid to acquire the assets and businesses of one of the oldest and most renowned catering companies in France.

Real Estate Transaction - Logistics

- Represented a property ownership company in connection with the acquisition of a logistics-use property in Lieusaint, France.

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- Represented a property development company in connection with the acquisition of a logistics-use property in Bussy Saint Georges, France.
- Assisted a property development company in connection with the acquisition of a logistics asset company in Athis-Mons.

M&A Transaction - Real Estate Aspects

- Represented a San Francisco, California-headquartered provider of independent global governance solutions in its acquisition of 100% of the shares of a French voting advisory agency or "proxy advisor" specializing in matters related to general meetings, corporate governance, and shareholder engagement. Provided an assessment of the target's compliance with data protection and ownership of IP, including underlying data and software solutions.
- Represented a Columbus, Indiana-based global power leader in its acquisition of 100% of the shares of an industrial equipment supplier in Chassieu, France, one of the company's last major independent distributors in Europe. Addressed the French labor law aspects of the acquisition contract and disclosure schedules. Assisted our US client with handling the relationships with the Social and Economic Committee of the French target company, particularly the meetings with the Social and Economic Committee and the information and consultation process regarding the antitrust filing. Performed an assessment of the target's maturity pertaining to GDPR, as well as a complete assessment of the target's trademark and copyright use and portfolio.
- Represented a chemical manufacturing company in connection with a global restructuring/streamlining of its subsidiaries.
- Represented a job search engine provider incorporated in England and Wales in the stock acquisition of a California-based company and its French subsidiary, which both specialize in providing job candidate evaluation and messaging software, social media recruitment services, and other recruitment advertising services. Addressed tax concerns. Assisted with related due diligence by reviewing contractual documentation to ensure its compliance with IT and IP regulations.
- Advised a multinational conglomerate manufacturing electronic materials, chemicals, electronic imaging, industrial products, and optical devices on the employment-related aspects of its acquisition of the electronics chemicals business of a US supplier of advanced materials and processes for next-generation semiconductors. Addressed Singapore employment due diligence and employee integration matters. The acquisition added a comprehensive product line-up in electronic chemicals, almost 600 employees, and 12 additional sites—including manufacturing locations across the United States, Europe, and Singapore—to our client's business.
- Advised an AI-native SaaS company on its acquisition of a French AI adtech company.

Real Estate Transactions - Hospitality and Leisure

- Assisted a hospitality group in connection with the purchase of a 4-star hotel property and business in central Paris.

Real Estate Development - Logistics

- Assisted a real estate company in connection with the preparation and negotiation of a development agreement with a commercial property developer in Autrèche.

Lease - Logistics

- Assisted a real estate company in connection with the preparation and negotiation of a commercial lease with a logistics services company in Saint-Martin-de-Crau.
- Assisted an investment company in connection with the preparation and negotiation of a commercial lease with a financial services company in Athis-Mons.
- Assisted an investment company in connection with the preparation and negotiation of a commercial lease with a home building company in Bussy-Saint-Georges.
- Assisted the client as the seller and tenant in connection with the sale and leaseback of a logistics asset located in Le Subdray to a commercial real estate agency as the purchaser and landlord.
- Assisted a real estate developer and operator in connection with the preparation and negotiation of a commercial lease with a French chain of sports shoe stores in Montierchaume.

Real Estate Transaction and Development - Logistics

- Assisted an investment company in connection with the preparation and negotiation of a short-term lease with a French real estate development company in Saint-Fargeau-Ponthierry.
- Assisted a civil real estate construction and sales company in connection with the preparation and negotiation of a commercial BTS lease with a French logistics transport company in Cholet.
- Assisted a real estate developer and operator in connection with the preparation and negotiation of a development agreement with a multitechnical engineering company for the construction of an extension of a logistics asset in Montierchaume.

Lease - Energy

- Assisted a real estate company in connection with the preparation and negotiation of a photovoltaic civil lease with a renewable energy power generation company.

Real Estate Transaction - Student Accommodation

- Assisted an investment firm in connection with the negotiation and conclusion of an investment agreement in connection with the acquisition of a student housing asset in future state of completion in Ivry-sur-Seine.