

Daniel (Dan) Norris

Partner

London

Biography

Relied on by clients for his innovative thinking and straight-talking approach.

Dan Norris heads up the Hogan Lovells Global Real Estate team, covering 17 international offices. With a wealth of experience spanning 20 years, clients rely on Dan's know-how to navigate them through their most complex real estate challenges. Notable experience includes acquiring the holding structure for London's newest skyscraper, leading on GE's disposal of its European real estate business to Blackstone for \$24bn and funding the development, and then pre-letting 3 Snowhill. He has a substantial track record in running sale and leaseback deals in different sectors, and on income strips (straight investment and development funding, including using an innovative loan structure to provide real time rather than rolled up returns).

According to a client, "he is exceptionally good - when you ask him about a legal position he will tell you but he will then talk you through different commercial positions as well, which is what you really want".

In the current unprecedented environment, clients turn to Dan for frank and practical advice on a host of new challenges, whether it is occupiers locked into lengthy leasing arrangements or investors and developers assessing their options while decisions are on pause, and while tenants struggle to meet rental commitments.

Dan has experience across many asset classes ranging



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Languages

English

Practices

Real Estate

Real Estate Finance

Digital Assets and Blockchain

Industries

Manufacturing and Industrials

Financial Institutions

Real Estate

Private Capital

Sports, Media and
Entertainment

from major office schemes to logistics, most recently focusing on data centres, care homes and student/resi. Many of these assets are development fundings, often involving sale and leasebacks and income strip structures. He has developed particular experience in sports and developed one of London's newest stadia.

As well as being ranked in the Legal 500 Hall of Fame and being named notable practitioner by Chambers, Dan has been recognised as "standout" by FT Innovative Lawyers.

For a no obligation discussion about your real estate needs please don't hesitate to get in touch.

Representative experience

Acted on the acquisition on the holding structure of the site of London's newest skyscraper, which has just practically completed and is almost entirely pre-let.

Advised a long income fund on two income strip deals to regenerate town centres, in Middlesbrough and Rochdale, and on a major social infrastructure urban regeneration.

Acquired three London office buildings in sale and leaseback structures.

Advising an international investor on the acquisition of a portfolio of data centres.

Acting on the development of an entire block in London's midtown.

Advised overseas care home investors on approximately £1.5bn of care home development fundings and sale and leasebacks.

Advising an international investor on the acquisition of a portfolio of student housing.

Acted on the development of student and resi schemes in Nottingham, Leeds, London, Birmingham, Egham, and Lancaster.

Acquired a London hotel for a UK pension fund.

Areas of focus

Real Estate Investment

Real Estate Private Equity

Corporate Occupiers

Hotels and Leisure

Real Estate Development

Education and admissions

Education

CPE, The College of Law, London

LPC, The College of Law, London, Distinction

University of Durham

Memberships

IPF

Accolades

He is a straightforward negotiator and cuts to the point. I find that his approach provides for a simple solution to complex problems

Legal 500

Awards and rankings

- Notable Practitioner, *Chambers and Partners*, 2024
- Leading Partner, *Legal 500*, 2021

Latest thinking and events

- News
 - What's key in a UK data centre lease?
- News
 - West Virginia expands microgrid access for high impact data centers
- News
 - The key characteristics of data centres in the US and Europe – an overview for those involved in financings
- News
 - UK Real Estate: An end to upwards-only rent reviews?
- News
 - UK Real Estate Horizon Scanner Summer 2025
- News
 - Microgeneration and the Future of Energy: Global Hub