

Melinda Dugas

She/Her

PARTNER

melinda.dugas@stinson.com

Direct: 612.335.7014

Office: Minneapolis



Melinda enjoys representing parties in complex real estate transactions in a practical and pragmatic way to help clients meet their specific goals

As a strategic legal adviser, Melinda provides practical and effective legal solutions tailored to her national and regional real estate clients' needs. She counsels individuals and businesses in protecting their rights and maximizing outcomes in a variety of commercial real estate transactions, including leasing, purchases and sales, joint ventures, and real estate development. She is a Minnesota State Bar Association Board-Certified Real Property Law Specialist, certifying her capabilities dealing with real property transactions as her specialty area of law.

Melinda works with landowners, developers, investors, builders, and tenants in drafting, reviewing and negotiating purchase and sale agreements, easements, parking agreements, declarations of restrictive covenants, mixed-use, office, retail, industrial and ground leases and other needs or assistance related to ownership, acquisitions, sales, development, and leasing of commercial property.

PRACTICES & INDUSTRIES

Real Estate & Public Finance
Real Estate Development
Real Estate Investment Trusts
Distressed Commercial Real Estate

ADMISSIONS

Minnesota

EDUCATION

University of Minnesota School of Law, J.D.,
magna cum laude, 2014

- *Minnesota Law Review*
- President of Women's Law Student Association
- Honors in legal research and writing

University of Memphis, master's degree level
courses for teaching certification, 2011

College of St. Benedict/St. John's University,
B.A., *magna cum laude*, Psychology with minor
in History, 2009

STINSON

STINSON LLP \ STINSON.COM

Melinda Dugas

EXPERIENCE

Leasing

Represents the landlord of a 455,000+ square foot class “A” multi-tenant office building in the southwest suburban Minneapolis/St. Paul area with the drafting and negotiating of office leases.

Represents the landlord of a 105,000+ square foot first-class multi-tenant office building in the suburban Minneapolis area with the drafting and negotiating of office leases.

Represents the landlord of a 170,000+ square foot class “A” multi-tenant office building in Charlotte, North Carolina with the drafting and negotiating of office leases.

Represented the landlord of a 194,000+ square foot class “A” multi-tenant office building in the downtown Minneapolis area with the drafting and negotiating of office leases.

Represents a regional health care provider and health insurance company in connection with leasing of medical office space, clinic and hospital space in Minnesota and Wisconsin.

Represented a regional health care provider and health insurance company in connection with its 400,000 square foot corporate headquarters lease in suburban Minneapolis.

Commercial Acquisition, Disposition and Development

Represents one of the largest residential home builders in the country in connection with its land acquisition, disposition and development of residential homes in the greater Twin Cities area, as well as in Iowa and Nebraska.

Represents a national developer in connection with the ground leasing, development and office leasing of a bio-medical, health care innovation research facility in Rochester, Minnesota.

Represented a client in connection with the sale and leaseback and development of a 600,000+ square foot light industrial, manufacturing, warehousing and distribution facility in Paris, Texas.

Represents clients who wish to re-invigorate retail real estate by the acquisition and development of experiential uses.

Represented a national real estate investment trust (REIT) in the disposition of over 40 commercial properties nationwide.

Melinda Dugas

Multi-Family

Represented the buyer in the acquisition of a 153-unit multifamily apartment complex in Robbinsdale, Minnesota.

Represented the seller of a 162-unit multifamily apartment complex that sold for \$30 million in Coon Rapids, Minnesota.

Service

Melinda is committed to pro bono service, and is currently a volunteer attorney with the Children's Law Center, which provides free legal services to youth in foster care and other children navigating the legal and social services systems.

Melinda served on the Minneapolis Recruiting Committee and is committed to the firm's diversity and inclusion efforts overall.

RECOGNITIONS

Minnesota Lawyer Up & Coming Attorney Honoree, 2023

Named to the *Best Lawyers: Ones to Watch® in America* list, 2024, 2025

Selected to the Minnesota *Super Lawyers* Rising Stars list, 2022 - Present

Board Certified Real Property Law Specialist, certified by the Minnesota State Bar Association

Recognized in Minnesota State Bar Association's North Star Lawyer's *Bench & Bar*, for providing 50 hours or more of pro bono legal services, 2015-2021

PROFESSIONAL & CIVIC ACTIVITIES

Children's Law Center of Minnesota (CLCMN), Volunteer/Pro Bono Attorney

Minnesota Justice Foundation, Board Member, 2018-22

Minnesota State Bar Association (MSBA), New Lawyer Representative on Real Property Council, 2018-21

Minnesota Commercial Real Estate Women (MNCREW)

Teach For America, Corps Member, 2009-11

STINSON

STINSON LLP \ STINSON.COM

Melinda Dugas

NEWS

Best Lawyers® Names 34 Stinson Attorneys to *Best Lawyers: Ones to Watch® in America* List
08.15.2024

Super Lawyers' 2024 Minnesota Lists Features 13 Stinson Attorneys
07.25.2024

Minnesota Lawyer Recognizes Dugas, Glasnovich as Up & Coming Attorneys
09.26.2023

Best Lawyers in America Recognizes 32 Stinson Attorneys as "Ones to Watch"
08.17.2023

Stinson Attorneys Selected for Inclusion on 2023 Minnesota *Super Lawyers* and Rising Stars Lists
07.17.2023

Eleven Attorneys Elected to Partnership at Stinson in 2023
01.05.2023

Stinson Team Recognized with Transaction of the Year Award by MN Chapter of Turnaround Management Association
12.21.2022

Stinson Attorneys Named to 2022 Minnesota *Super Lawyers* and Rising Stars
08.04.2022