



## Serge Lakatos

Partner

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[Commercial Real Estate](#)  
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Serge practises in the area of commercial real estate, with a focus on acquisitions/dispositions, development and leasing, in both Alberta and British Columbia. He has completed some of the largest and most significant leasing transactions in Canada.

Serge assists clients with:

- negotiation of project financing
- drafting and reviewing of commercial, industrial, office and shopping centre leases
- municipal planning matters, including subdivision approvals and zoning matters
- drafting lender security, including mortgages
- concluding financial lending transactions relating to real property.

Prior to becoming a lawyer, Serge was a licensed insurance broker in BC, as well as an auditor and credit analyst with Ford Credit Canada Limited.

## Experience

- Routinely acts for a leading multinational technology company and a leading national grocery chain.

- Acted for the Canada Pension Plan in their \$1-billion acquisition of the assets of the Oxford Property Group. The acquisition consisted of a 50% stake in 11 office properties with 8.2 million sq. ft. in Calgary, Edmonton, Montréal, Ottawa, Toronto and Vancouver.
- Acted for a group of corporations in their acquisition of the assets of certain subsidiaries of General Electric. The acquisition consisted of assets approaching \$1 billion in value across North America.
- Acted for SITQ and their sale of real property assets in Calgary, approaching \$200 million in value.
- Acted for purchasers and vendors of shopping centres in Alberta, including the 50 per cent acquisition of an interest in a major shopping centre in Edmonton.
- Acted for major office, retail and industrial tenants and landlords in substantial lease negotiations including major ground leases and leases with building naming rights.
- Acted for borrowers in negotiations with lenders, including a large national corporation in its project refinancing approaching \$750 million in value.
- Acted for parties acquiring and financing large retirement residence projects across Canada.
- Acted for many parties involved in large multi-jurisdictional acquisitions and dispositions of commercial real estate and business assets.
- Acted for major developers in the creation of large phased developments in Alberta and BC.

## Insights & Events

- Author, "New Canada Emergency Rent Subsidy (CERS) Program", BLG Article, November 2020
- Author, "Ontario Courts consider force majeure clause in the context of COVID-19", BLG Article, November 2020
- Author, "Land Owner Transparency Regulation – LOTA update and indirect control explained", BLG Article, October 2020
- Author, "Details announced on the Canada emergency rent subsidy", BLG Article, October 2020
- Author, "Details announced on the Canada Emergency Commercial Rent Assistance program", BLG Article, May 2020
- Author, "Rent deferment agreements in light of COVID-19", BLG Article, March 2020
- Roundtable Moderator, "So you want to come to Canada? What to expect in your Canadian leases," ICSC U.S. Shopping Center Law Conference, October 2017.
- Author, "Better Late than Never — Alberta Land Titles Office Registration System Overhaul," BLG Real Estate Client Alert.
- Presenter, "Lease Negotiations in a Bear Market," BLG U
- Presenter, "Lease Negotiations in a Bear Market," BLG U.
- Presenter, "Selected Solicitor Leasing Points — Tenant Approach," BLG U

## Beyond our Walls

### Community Involvement

- Member, Canadian Bar Association
- Member, Calgary Bar Association
- Member, National Association of Industrial and Office Properties
- Member, Urban Development Institute

## Awards & Recognitions

- Recognized in the 2024 edition (and since 2018) of *The Canadian Legal Lexpert Directory* (Property Leasing).
- Recognized in the 2024, 2021 (and since 2016) edition of *The Best Lawyers in Canada*® (Commercial Leasing Law).

## Bar Admission & Education

- British Columbia, 2007
- Alberta, 2005
  
- LLB, University of Saskatchewan, 2004
- BBA, Simon Fraser University, 1997

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