

ATTORNEY PROFILE



Rachel S. Bates

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Specialty Areas

Real Estate

Admissions

Minnesota State Bar

Education

University of Minnesota
William Mitchell College of Law, J.D.

Memberships

Minnesota State Bar Association
American Bar Association
Minnesota Women Lawyers
Commercial Real Estate Finance Council
(CREFC)
Minnesota Commercial Real Estate Women
(MNCREW)
Volunteer Lawyers Network
LegalCORPS volunteer

Rachel is passionate about providing high-quality legal services to clients and advancing the field of finance and real estate law.

In her work in the areas of commercial real estate and finance, Rachel assists lenders, developers, and investors in complex transactions involving various types of properties and financing structures. Rachel also has significant experience in other aspects of real estate transactions, including leasing, acquisitions and dispositions of real estate.

Representative Experience:

- Representation of national finance companies in balance sheet and bridge lending programs, including numerous multi-million dollar multifamily, senior and student housing mortgage loans with extensive structuring for future agency funding and capital improvements.
- Representation of national life insurance companies in negotiating and closing loan transactions secured by assets and all types of commercial real estate including office, retail, industrial, and warehouse properties.
- Representation of Landlords and Tenants relating to leasing, acquisitions, and dispositions of commercial property.
- Representation of financial institutions serving as senior lenders, master trustees, and bond trustees focusing on workouts, bond defaults and trust instruction proceedings.

Rachel is a member of the Commercial Real Estate Finance Council (CREFC) and Minnesota Commercial Real Estate Women (MNCREW). She has been selected for inclusion in *Best Lawyers: Ones to Watch® in America* for Banking and Finance Law, and Real Estate Law (Minneapolis), and has been selected to the 2025 Minnesota Rising Stars list.

Rachel is committed to contributing her legal knowledge in service to the community and has been recognized as a North Star Lawyer by the Minnesota State Bar Association for providing more than 50 hours of pro bono service annually.