



Blake J. Schulz

Partner

blake.schulz@icemiller.com

317 236 2204

Blake is a partner in Ice Miller's Real Estate, Environmental & Energy Law (REEL) Group. His practice focuses on advising clients on diverse and complex real estate transactions, focusing on commercial real estate and affordable housing development, ownership, acquisitions, dispositions, financing and leasing. He counsels landowners, investors, developers, public companies, operators, equity partners, and retailers on matters involving retail, multifamily, office, and industrial properties throughout the United States.

Blake provides developers with practical and efficient strategies at every stage of the development process, from due diligence through negotiations with local governments and utility companies, land-use agreements, and development and consulting agreements.

Working with both landlords and tenants, Blake counsels clients on structuring, preparing, and negotiating leases. He has wide-ranging experience with subleases, build-to-suit, ground and space leases for mixed-use, industrial and office properties.

Blake frequently negotiates loans for various types of properties and loan structures ranging from traditional real property secured loans to construction financing and mezzanine debt financing. He also has significant experience in structuring various forms of real estate transactions, including sale/leaseback transactions, joint ventures and condominium projects.

Education

- University of Nebraska - Lincoln (2005)
- Indiana University Robert H. McKinney School of Law (J.D., 2009)

Admissions

- Indiana
- United States District Court - Northern District of Indiana
- United States District Court - Southern District of Indiana
- United States District Court - Nebraska

Services & Industries

- Housing Affordability
- Data Centers
- Development
- Housing Affordability - Tax Credit & LIHTC
- Real Estate
- Real Estate Financing

Professional Affiliations

- Prior Chairman, Indianapolis Bar Association, Real Estate and Land Use Section

Awards & Honors

- Chambers USA America's Leading Lawyers for Real Estate, 2026
- *The Best Lawyers® in America*, Real Estate Law, 2024-2026
- Indiana *Super Lawyers* Rising Stars 2018-2022
- *The Indiana Lawyer* Leadership in Law, 2018

Community Involvement

- Board of Directors, Big Brothers Big Sisters of Grand Island, 2009-2011
- Board of Directors, Third City Community Clinic, 2009-2011
- Young Professionals Advisory Board, Children's Bureau, Inc., 2016-2020
- Board of Directors, Firefly Children & Family Alliance, 2020-present

Key Matters

Selected Experience

- Argued before the Nebraska Supreme Court – *Schlatz v. Bahensky*, 280 Neb. 180, 785 N.W.2d 825 (2010)
- *Indiana International & Comparative Law Review Executive articles* editor, 2009