

Joseph Marzo

Partner



Connect with Joseph

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Services / Industries

Real Estate

Corporate

Financial Services

Family Offices, Businesses & Entrepreneurs

Clean Tech & Alternative Energy

Bio

Joe Marzo brings insight and focus to complex real estate and business matters. He is known for his practical approach, deep market knowledge and ability to guide clients through sophisticated transactions.

As chair of Gould & Ratner's Real Estate Practice, Joe concentrates on commercial real estate and general business counseling. Over the past 20 years, he has helped clients structure and negotiate a wide array of commercial, office, industrial, student housing and multifamily real estate matters. His leasing experience spans office, industrial and retail spaces, with advisory roles in transactions covering several million square feet. Joe's clients include family offices, real estate investment trusts, developers and investors. He also routinely represents lenders in real estate and asset-backed lending transactions.

Beyond real estate, Joe handles a variety of general commercial and contractual matters for small and middle-market companies. Additionally, clients regularly turn to Joe as trusted local counsel, particularly when navigating Illinois-specific issues.

Credentials

Education

Northwestern University

Northwestern University Pritzker School of Law

Bar Admissions

Illinois

Affiliations

- Chicago Mortgage Attorneys Association

- Illinois State Bar Association

Speaking Engagements

- [WEBINAR: Force Majeure: The Effect of COVID-19 on Contracts, April 8, 2020](#)
- [WEBINAR: All About Real Estate Deeds, February 12, 2019](#)

Key Cases or Transactions

- Represented privately held distribution company in connection with its acquisition and construction of 650,000 square feet warehouse for co-tenancy with one of its customers.
- Represented national grocery store operator in lease transactions.
- Advised lender in connection with \$30 million term loan and revolving credit facility secured by all assets of an operating company borrower.
- Local co-counsel for borrower's acquisition financing of Old Post Office complex in downtown Chicago.
- Negotiated 65,000-square-foot headquarters office lease on behalf of landlord.

News

Sixteen Gould & Ratner Attorneys Named to Legal 500 City Elite List for Chicago, July 16, 2026

Gould & Ratner Selects Practice Leaders and other Leadership Roles for 2026, February 18, 2026

Gould & Ratner Works on Chicago's LaSalle Street Corridor Revitalization Initiative, March 31, 2025

Gould & Ratner Selects Practice Chairs/Vice Chairs, Additional Leadership Roles for 2025, February 20, 2025

Gould & Ratner Assists Grocery Outlet Inc. in Buying United Grocery Outlet, February 20, 2024

Gould & Ratner Selects Practice Chairs, Vice-Chairs, February 18, 2024

Gould & Ratner Named to 2024 U.S. News Best Lawyers and "Ones to Watch" Lists, August 17, 2023

Two Gould & Ratner Lawyers Named 2023 Illinois Real Estate Journal Awards Finalists, April 11, 2023

Gould & Ratner Selects Practice Chairs, Announces New Vice Chair Role, March 13, 2023

Gould & Ratner Lawyers Named to Crain's 2022 Notable Gen X Leaders in Law List, December 8, 2022

Gould & Ratner Represented JJD Management in the Acquisition of Metaltec, October 20, 2022

Gould & Ratner Represented CC Industries in the Acquisition of Central Indiana Ethanol, December 22, 2021

Gould & Ratner Recently Closed the Sale of closerlook to Fishawack Health, June 9, 2021