



Alfred Henneboehle

Of Counsel

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St. Louis - 314.516.2601

Al Henneboehle represents clients in commercial real estate acquisitions, dispositions, development, financing and leasing. His practice also concentrates on zoning and environmental law.

He has represented lenders and borrowers in major real estate financing transactions, including construction financing. Al has drafted and negotiated synthetic lease financing and has represented a *Fortune* 500 company in a sale and leaseback transaction with a REIT involving more than 60 separate shopping center locations.

He has extensive experience in industrial, retail, office and multi-family development, as well as in real estate investment and leases, including restructuring and enforcement. He has successfully negotiated shopping center developments for developers and end users and has drafted build-to-suit leases, reciprocal easements, development agreements and construction management agreements.

Al has achieved substantial cost savings for clients by challenging real property tax assessments. His experience in zoning and land use matters has included representing clients in locally undesirable land uses (LULUs) and procuring conditional use permits, special use permits and licenses for telecommunication facilities, electrical substations, sanitary landfills and low-income housing.

In real estate transactions, Al is experienced in evaluating, allocating and preventing environmental liability and risk. He has assisted clients in brownfields redevelopment, self audits, CERCLA actions, environmental due diligence, wetlands mitigation and management, and environmental insurance matters.

Al has lectured at continuing legal education seminars on land use, zoning and environmental topics.

Education

- Washington University School of Law (J.D., 1983)
 - Order of the Coif
- Carleton College (B.A., *cum laude*, 1979)

Practices & Industries

- Business Law
- Banking & Commercial Finance
- Tax-Exempt Organizations
- Health Care
- Health Care & Regulated Industries
- Real Estate
- Real Estate Finance
- Leasing & Hospitality
- Tax-Free Exchanges, Tax Planning, & Economic Development Incentives
- Real Estate Industry

Bar Admissions

- Missouri
- Illinois

Professional Affiliations

- American Bar Association
- The Missouri Bar
- Illinois Bar Association
- Bar Association of Metropolitan St. Louis

Awards & Honors

- Named to *The Best Lawyers in America*®, Real Estate Law (2013-2026)

News & Media

August 21, 2025

UB Greensfelder Attorneys Recognized in The Best Lawyers in America® 2026 List

August 15, 2024

UB Greensfelder Attorneys Recognized in The Best Lawyers in America® 2025 List

August 17, 2023

Best Lawyers 2024 Edition Lists 66 Greensfelder Attorneys, Including Five “Lawyers Of The Year”

August 18, 2022

Best Lawyers 2023 Edition Lists Over 60 Greensfelder Attorneys, Including Five St. Louis ‘Lawyers Of The Year’

August 19, 2021

Best Lawyers 2022 Edition Lists 60 Greensfelder Attorneys, Including Three St. Louis ‘Lawyers Of The Year’