

## Kathleen "Kitty" O'Connell Henry



### Overview

Shareholder [Dallas](#)  
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### Education

J.D. from Southern Methodist University, Dedman School of Law

- *Southwestern Law Journal* (Notes and Comments Editor)
- Order of Barristers (Lord Chief Baron)

B.A. from The University of Texas at Austin with honors

### Bar Admissions

Texas

### Related Practices

Real Estate  
Industrial Projects  
Leasing & Management  
Retail Centers

### Related Industries

Real Estate  
Retail

### Achievements

CoreNet Global, Luminary Award – Top Rated Speaker

Kitty has practiced real estate law in Dallas for more than 30 years, during which time she has focused her practice on representing landlords and tenants in office, industrial and retail leases. She negotiates leases for multiple institutional owners as well as tenants in a wide variety of businesses and industries. Kitty currently represents the ownership of one of Dallas' most historic and prestigious shopping centers as well as the ownership of some of the area's premier office buildings. On the tenant side, she represents one of the nation's largest manufacturers and retailers of tile and flooring materials.

Kitty's clients appreciate her timeliness, as well as her efforts to forge common ground between parties, resolving issues in an amicable manner, when possible. Her experience includes handling lease negotiations for one of the transactions awarded the *Dallas Business Journal's* 2013 "Best Real Estate Deal, Deal of the Year."

Kitty leads a team of Munsch Hardt attorneys in handling the leasing and property management issues for an approximately 15 million square foot portfolio of industrial properties throughout Texas and the southeastern United States. She has represented landlords and tenants in numerous lease transactions involving more than 250,000 square feet of space.

In addition to Kitty's leasing expertise, she has extensive experience in representing purchasers and sellers in all types of commercial properties.

She is actively involved in numerous leadership roles within Munsch Hardt. She currently serves on the Firm's Recruiting Committee, is a former member of the Firm's Board of Directors, is the co-founder of the Firm's Women's Initiative Group and is a former co-chair

(2011); Top Rated Faculty (2008, 2011, 2015, 2017);  
Outstanding Faculty Award (2018)

*D CEO* – Dallas 500 (2018-2021)

*D Magazine* – Best Women Lawyers in Dallas (2010)

*Martindale-Hubbell*® AV Preeminent®, Peer Review  
Rated™

*Woodward/White, Inc.* – Best Lawyers in America, Real  
Estate Law (2021-2024)

of the Firm's Law School Hiring Program. Kitty is the third generation of her family involved in Dallas commercial real estate, following in the steps of her father and grandfather who partnered for many years in the Dallas firm of Hudson & Hudson. She is also a frequent speaker and faculty member for CoreNet Global events.

## Memberships

CoreNet Global, Southwest

Dallas Bar Association, Real Property Law Section

International Council of Shopping Centers

NAIOP, North Texas Chapter

State Bar of Texas, Real Estate and Probate and Trust  
Law Sections

Texas Bar Foundation (Fellow)

The Real Estate Council (Secretary, 2024)

## Experience

### Office Project Financing + Leasing

Represented a commercial real estate company in the financing, development and leasing of an office project in Irving, Texas. Munsch Hardt successfully represented the developer in connection with the construction loan, the development of the project and in connection with multiple leases.

### Industrial Leasing

Represents a New York-based real estate investment fund in the negotiation of leases and related matters for approximately 35 million square feet of industrial properties owned by the investment fund's entities throughout Texas and other states.

### Industrial Leasing

Represented the industrial developer in a build-to-suit lease for one of the world's leading medical technology companies. The lease covers 24 acres of land with a 250,000 square foot building, as well as multiple outdoor amenities.

## Industrial Leasing

Represented the industrial developer in negotiating a 341,000 rentable square foot lease for a trucking company in one building of a business park. Because the building was not yet complete, the transaction also required negotiation of an additional lease in another existing building, as well as relocation logistics and the like.

## Office Campuses Leasing

Represent a California-based real estate investment firm in leasing its multiple Texas properties (including its 4 million square foot office campus under development in Austin, Texas), including multiple office leases ranging from 150,000 – 350,000 square feet.

## Manufacturing Company Leasing

Represent one of the nation's largest manufacturers, distributors and retailers of tile and flooring materials in leases throughout the United States.

## Land Sale/Leaseback

Represented an international telecommunications company in the sale and leaseback of more than 35 acres of land and a 388,600 square foot building in North Texas

## Manufacturing Company Leasing

Represented a manufacturing and distribution company in an industrial lease covering approximately 402,000 square feet of space in Flower Mound, Texas. Representation included negotiation of incentives agreement with the Town of Flower Mound.

## Tenant Leasing

Represent an online apparel and fashion company as tenant in leases throughout the United States.

## Office Complex Acquisition/Lease

Represented a real estate investment firm in the purchase, financing and contemporaneous leasing of three buildings of a four-building office complex in Richardson, Texas, containing almost 500,000 square feet of space. Munsch Hardt handled the drafting and negotiation of the purchase and sale contract; negotiation of the acquisition loans; negotiation of the joint venture agreement with the equity partner; preparation and negotiation of the conveyance documentation; modification of the existing easement agreements; negotiation of multiple single-tenant building leases with sophisticated tenants; and resolution of survey, title and due diligence issues in order to consummate the transaction.

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## Newsroom

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**Press Release:** 'Best Lawyers in America®' Names 54 Munsch Hardt Attorneys to its 2024 List and Two as 'Lawyers of the Year'

**Press Release:** Munsch Hardt Attorneys Honored as 2023 'Best Lawyers in America®,' 'Ones to Watch', and 'Lawyer of the Year'

**Press Release:** Munsch Hardt Attorneys Honored as 2022 'Best Lawyers in America', 'Ones to Watch' and 'Lawyer of the Year'

**Press Release:** Munsch Hardt Attorneys Honored as '2021 Best Lawyers in America' and 'Ones to Watch'

**In The News:** Texas Is Ready To Reopen For Business, But Tenants May Not Be

**Newsletter:** COVID-19: Tenant Bankruptcy Issues Facing Landlords in Today's Economic Climate

**Newsletter:** COVID-19: A Commercial Landlord's Guide to Surviving a Pandemic

**Newsletter:** COVID-19: Commercial Tenants - Issues To Consider Before Withholding Rent

**Newsletter:** COVID-19: The Impact on Leases

**In The News:** Phil Appenzeller and Kitty Henry Named to the 2020 Edition of Dallas 500

**In The News:** Here's What You Should Know About Open Carry Before Jan. 1

**In The News:** How Landlords, Employers Should Prepare for Open Carry of Handguns in Texas

**Press Release:** Munsch Hardt Attorney Henry Named Among Best Women Lawyers in Dallas by D Magazine