



SANDIP SOLI

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Practice: Over the last 17 years, my law practice has developed to serve clients active in real estate, hospitality and business. I have represented clients that include Nordstrom, Aegis Living, Washington Restaurant Association and Washington Lodging Association.

Real Estate: My primary practice is commercial real estate transactions, including retail, office and industrial leasing, acquisitions, dispositions, real estate finance, real estate development, transit-oriented development, design professional services agreements, and construction contracts.

Hospitality/Business: Further, I assist hospitality and business clients with corporate formation and governance, limited liability company operating agreements, management agreements, franchise agreements, master services agreements, vendor contracts, and liquor licensing.

Construction: Over many years, I have represented owners, developers, design professionals, general contractors, subcontractors and suppliers in a wide variety of construction claims. This construction litigation experience has assisted in preparing and negotiating comprehensive construction contracts, master subcontractor agreements, architect agreements, engineering contracts and other construction project documents.

Practice Style: Having worked closely with business owners and general counsel over many years, I understand our clients need to make prompt and well informed business decisions based on trust and confidence in my analysis of the pertinent issues. I use my market knowledge, communication skills and experience working on a variety of high profile, complex projects to advocate for clients, close transactions and achieve fair results.

Representative Transactions:

- Assisted large technology company in many corporate campus activities, including negotiating leases and vendor agreements with retailers, restaurants and specialty food vendors, advising on food and beverage regulatory issues and preparing operational agreements with businesses such as AT&T, Verizon, T-Mobile, Sprint, Compass USA, Wolfgang Puck and others
- Represented Nordstrom in retail lease negotiations in several shopping centers and mixed use projects
- Negotiated hotel acquisition, financing, franchise and management agreements on behalf of hotel owners and developers
- Represented online retailer in leasing over 1,500,000 square feet of office space and fulfillment facilities
- Prepared corporate merger and governance documents for the Washington Restaurant Association and Washington Lodging Association to become the unified Washington Hospitality Association
- Represented regional healthcare provider in securing over 250,000 square feet of office space and urgent care facilities in downtown high-rise buildings



- Drafted construction contracts and design professional service agreements for Aegis Living, ABKJ, developers, regional healthcare provider, outdoor recreational equipment retailer and other clients
 - Closed the acquisition and financing of hotel properties, assisted living facilities, multifamily buildings, single-family residential plats and vacant land
 - Restructured financing arrangements and leases in workout conditions for a wide variety of clients in retail, office, industrial and agricultural contexts
 - Advised the Washington Hospitality Association and its members on a variety of restaurant, liquor and hospitality issues
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Background:

- Cairncross & Hempelmann, P.S., Principal, Real Estate Practice Chair, Retail Hotel Restaurant Industry Leader
- Carney Badley Spellman, P.S., Associate, Real Estate, Construction, Litigation
- University of Washington School of Law, J.D., 1999
- University of Washington, B.A., with Honors, 1996
- Washington State Bar Association, Member
- Super Lawyer Award Recipient, Washington Law & Politics Magazine

Sandip Soli is licensed to practice in the State of Washington