



STACI SNYDER

(206) 972-4980 | stacisnyder@rp-lawgroup.com

With over 25 years of experience practicing law, Staci has developed a deep expertise in commercial real estate transactions and has a track record of success representing clients in a variety of complex real estate matters, including acquisitions, dispositions, ground leases, financing, leasing and development. She has a strong understanding of the local real estate market and is skilled at negotiating the legal landscape to achieve the best possible outcomes for clients. Staci's clients have included entrepreneurs, investors, pension funds, family-owned real estate businesses, and corporate owners of real estate across all asset types. Staci has negotiated millions of square feet of office, industrial, warehouse, and retail leases for both landlords and tenants and has negotiated and closed acquisitions/dispositions ranging in size from \$1 million to over \$100 million. She has also specialized experience representing clients in transactions with various Port authorities in Washington and Oregon including the Port of Portland, Port of Benton County and Port of Everett.

In addition to her technical skills, Staci is known for her excellent communication and interpersonal abilities, which allow her to build and maintain strong relationships with clients and stakeholders. She is a skilled negotiator and is adept at finding creative solutions to complex legal problems.

Areas of focus: Real Estate; Joint Ventures, Purchase and Sale transactions; Industrial, Office, and Retail Leasing; Ground Leases; Build-to-Suit Leases; Subleases; Landlord-Tenant; Real Estate Operations.

Representative Transactions:

- Represented institutional owner in connection with complex sale of hotel and mixed-use pad sites situated partly on ground leased property with an aggregate sales price in excess of \$70 million
- Represented institutional investor in connection with \$90 million sale of an industrial facility
- Represented institutional landlord in connection with a build-to-suit lease transaction with Subaru of America for over 400,000 square feet
- Represented local real estate developer in connection with packaged sale of two mixed-use multi-family properties in excess of \$45 million
- Represented local real estate developer in connection with the acquisition of multi-family properties in excess of \$170 million
- Represented local family-owned real estate investment group in connection with sale of storage facility in excess of \$18 million
- Represented pension fund in connection with multiple joint venture projects with Trammell Crow Company and other regional and national developers for different asset types
- Represented local manufacturing business in connection with aggregation of vacant land for future development of new headquarters
- Represent local recreational company in connection with its portfolio of leased office and manufacturing facilities
- Represent various investors in connection with ground leases and ancillary transactions with the Port of Portland, Port of Benton and Port of Everett.



- Represented local family-owned real estate investment group in connection with negotiation of 99 year ground lease of property near Sea-Tac Airport
 - Represented local developer in connection with negotiation of multiple ground leases with Port of Everett
 - Represented local family-owned real estate investment group in connection with acquisition of agricultural land with structure in place for future residential development
 - Represented developer of mixed-use project in connection with negotiating anchor grocery store lease critical for obtaining financing and investor commitments to fund construction
 - Represented various landlords in connection with retail leases with ULTA, Ross Dress for Less, CB2, Madewell, and MOD Pizza among other national retailers.
 - Represented online retailer in connection with a build-to-suit warehouse facility
 - Represented a national homebuilder in connection with the negotiation and acquisition of over 40 properties in a 10 month period
 - Represented institutional landlord in connection with a warehouse lease for Amazon
 - Represented landlord in connection with a 50,000 square foot lease with Wells Fargo N.A. in less than two weeks including requirement to obtain the ground lessor's approval
 - Represented owners and landlords in leasing transactions with numerous Fortune 100 and other repeat players and sophisticated parties such as Chrysler, Fort James Corporation, Colgate-Palmolive, IKEA, T-Mobile, Mondolez, Mission Foods, Ernst & Young, Cummins Inc., Washington Capital Management, Bentall GreenOak, Trammell Crow Company
-

Background:

Partner, Real Property Law Group date - Present

Partner, Cairncross and Hempelmann date - date

Education:

- Seattle University School of Law, J.D. 1994
- Oakland University, B.A. 199
- Member, Oregon State Bar since 2008
- A/V rated by Martindale Hubbell Law Directory
- Seattle's Top Lawyers by Seattle Met Magazine for 2010
- Seattle's Top Lawyers by Seattle Magazine for 2003

Staci Snyder is licensed to practice in the State of Washington and State of Oregon