



HEIDI YORK

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During her 24 years of practicing law, Heidi York has focused her practice on complex commercial real estate transactions. Heidi applies many years of experience closing a great variety of real estate transactions including acquisitions, sales, development, and retail, office, industrial, medical, warehouse, and ground leases to provide strategic, practical, legal counsel to property owners, developers, and tenants.

In addition, Heidi has substantial experience representing clients in real estate related disputes, including lease defaults, and is a strong negotiator and advocate for her clients. Heidi delivers responsive, attentive legal services tailored to meet the unique needs of each client.

Heidi represents entrepreneurs, pension funds, family-owned real estate businesses, individuals, and corporate owners of real estate. Heidi has successfully prepared, reviewed, negotiated and seen to execution millions of square feet of office, industrial, warehouse, farm, charging station, and retail leases for landlords and tenants.

Outside the office, Heidi enjoys raising her children, teaching Sunday School, reading, playing tennis and pickleball, hiking, skiing, and enjoying the great outdoors.

Areas of Focus: Real Estate; Purchase and Sale transactions; Industrial, Office, and Retail Leasing; Ground Leases; Build-to-Suit Leases; Subleases; Landlord-Tenant; Title Matters and Disputes; Shopping Center Development.

Representative Transactions:

- Represented institutional investor in connection with \$30 million sale of an office building
- Represented institutional landlord in connection with a 600,000 SF warehouse lease for Tesla
- Represented institutional landlord in connection with a 250,000 SF warehouse/distribution center lease for Amazon
- Represented national retail tenant in leasing over 250,000 SF of anchor space in shopping centers
- Represented institutional landlord in connection with a 65,000 SF lease for hospital use
- Represented tenants in leasing, collectively, over one million SF of retail space including credit unions, banks, breweries, and restaurants
- Represented family-owned real estate investment group in connection with an 84,000 SF build-to-suit lease for medical office, R & D, and laboratory
- Represented developer of shopping center in connection with negotiating anchor 16,000 SF grocery store lease and negotiating covenants, conditions and restrictions, and master signage plan with City and anchor tenant approvals



- Represented institutional landlord in connection with a build-to-suit lease transaction with Starbucks
- Represented institutional landlord in connection with its portfolio of leased office, retail, medical lab, industrial, and manufacturing facilities
- Represented various landlords and tenants in connection with ground leases, telecommunications licenses, and Tesla Supercharger Station licenses
- Represented family-owned real estate investment group in connection with farm land leasing, acquisition, sales, and development
- Represented various landlords in connection with retail leases with Sportsmans Warehouse, Starbucks, Sherwin-Williams, Grocery Outlet, 7-Eleven, Dollar Tree, Edward Jones, among other national retailers
- Represented owner of marina in vessel occupancy agreements
- Represented an American truck manufacturer and dealer in its leasing and acquisition transactions, giving specific legal counsel in the areas of environmental considerations and liabilities

Education:

- Willamette University College of Law, cum laude, Dean's Honor List, 2001
- University of Portland, cum laude, 1998
- Arizona State Bar, member since 2021
- Washington State Bar, member since 2006
- Oregon State Bar, member since 2001 (inactive)
- Licensed to practice in the State of Washington and the State of Arizona

Background:

- Real Property Law Group, PLLC – Partner 2014 to Present
- Cairncross and Hempelmann PS, Seattle, Washington – Of Counsel 2012-2014
- The York Law Firm PLLC, Seattle, Washington – Sole Member 2009-2012
- Davis Wright Tremaine LLP, Seattle, Washington – Associate 2006-2009
- Ballard Spahr, Denver, Colorado – Associate 2004-2005
- Ball Janik LLP, Portland, Oregon – Associate 2001-2004

Heidi York is licensed to practice in the State of Washington and the State of Arizona