

CONTACT

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PRACTICE AREAS

Financing
Land Use
Leasing
Real Estate

EDUCATION

University of California, Hastings
College of the Law
University of California at Berkeley

BAR AND COURT ADMISSIONS

Washington State Bar
California State Bar

JOEL M. GORDON
SENIOR COUNSEL



Professional Background

Joel is one of the leading real estate lawyers in Seattle. Joel has more than 35 years of nationwide experience in complex real estate transactions, land use permit and approvals, and environmental matters. Joel represents large corporate clients and municipal interests in the evaluation, acquisition, development, and disposition of raw land, office buildings, retail centers, and infrastructure projects, as well as industrial and residential properties. He negotiates leases, development agreements, and all other types agreements related to the development, ownership, and use of real property. He has managed and directed numerous environmental and regulatory due diligence investigations and entitlement processes as well as independent cleanups and remedial actions under Washington's Model Toxics Control Act.

Representative Experience

- Represented Amazon.com in the acquisition of its primary Seattle campus - the transaction that was described in the press as the largest office transaction in the United States in 2012.
- Represented Amazon.com in the acquisition of the downtown Seattle land for its proposed 3 million square-foot expansion of its corporate headquarters campus.
- Represented Cascade Water Alliance, a consortium of cities and utility districts, as its real estate counsel in the acquisition and subsequent management of Lake Tapps and the decommissioned Puget Sound Energy's White River hydroelectric facility for use as a regional municipal water supply project. This work has included negotiation and preparation of acquisition documents, title review, and due diligence evaluation of over one hundred parcels of property, eight miles of canal, a 4.5 square mile lake with 45 miles of shoreline, a diversion dam, lake embankments, and other assets.
- Represented the Tacoma Housing Authority as their primary real estate counsel for the development and dispositions of portions of its award winning \$225 million New Salishan HOPE VI redevelopment project.
- Representation of a major Pacific Northwest regional retailer acting as their development director with responsibility for locating potential sites, preparation of all acquisition documentation and real estate closings, management of project consultant teams, and entitlement processes for nearly 2 million square feet of retail development.
- Representation of an international REIT in its acquisition to date of nearly one million square-feet of selective properties office/laboratory space in the Seattle area.
- Representation of Puget Sound Energy in the acquisition of rights to develop wind-powered electric generation facilities. The Hopkins Ridge Wind Project involved acquisition of all property interests, including wind energy leases needed for the development of a 150-megawatt, \$200 million power-generating facility on approximately 11,400 acres of land in Columbia County, Washington. The Wild Horse Wind Project involved similar work for a 230-megawatt, \$300 million power-generating facility on a 9,710-acre parcel in Kittitas County, Washington.

Awards and Honors

"Best Lawyers in America" by *U.S. News & World Report*
Real Estate Law, 2005-2014

"Best Lawyers in America" by *Best Lawyers*

Real Estate Law, 2005-2018

"Super Lawyers" by *Washington Law & Politics*
2004-2017

Chambers USA

Real Estate, 2015-2018

Super Lawyers by *Washington Law & Politics*, 2001-2013
Named among the *Top 100 Super Lawyers*, 2012-2013

Listed in the *Top 40 Real Estate Attorneys*, 2009

"Top Business Lawyer," *Seattle Business Monthly*
February 2007

"Best Lawyers in Seattle," *Seattle Metropolitan Magazine*
2006

Articles and Presentations

- Panelist, "Buyer's Due Diligence / Lease terms and their impact on valuation: How the nature of the property affects the way the buyer should analyze the P&L for the property" - 22nd Annual Real Estate Purchases & Sales Conference, Law Seminars International, Seattle WA, 03/21/2016