



Daniel W. Hardwick

Vice Chair, Real Estate

Washington, D.C.

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Practice Areas

- Real Estate
- Real Estate Finance

Education

- Notre Dame Law School, J.D., 2000
- Michigan State University, B.A., 1997

Bar Admissions

- District of Columbia
- Virginia

Affiliations

- District of Columbia Building Industry Association
- The Real Estate Group of DC
- Urban Land Institute
- Fathers of Daughters Club of Washington, D.C., Co-Founder
- Washington School for Girls, Member of Development Committee

Awards & Honors

- Legal BisNow "Trending 40 Lawyers Under 40" (2015)
- Washington D.C. Super Lawyers "Rising Star" 2015
- Best Lawyers in America, 2019

Daniel focuses his practice in real estate law, specifically real estate financing, acquisition and disposition, and joint ventures. He has represented both landlords and tenants in the negotiation and auditing of complex office, retail, and industrial leases, and has coordinated and closed transactions in Maryland, Virginia, the District of Columbia, Georgia, Illinois, California, Texas, Oklahoma, Tennessee, Alabama, Ohio, Florida, South Carolina, Pennsylvania, and New Jersey.

Daniel's finance experience includes the drafting and negotiation of loan documents, due diligence review, and closing coordination for a variety of financial arrangements, including construction and permanent loans, mezzanine debt financings, assumptions, pool facilities, participations, and loan modifications. He has handled transactions ranging in size from \$20 million to more than \$400 million involving a variety of property types, including hotels, shopping centers, office buildings, apartment complexes, condominiums, mixed-use properties, restaurants, industrial buildings, and vacant lots.

Daniel graduated from Michigan State University with a bachelor's degree in political theory. He earned his law degree from the University of Notre Dame Law School. He was the production editor of the *Journal of Law, Ethics & Public Policy*.

Experience

Represented Attis Industries, Inc. (f/k/a Meridian Waste Solutions, Inc.) as borrower in connection with the closing of a Second Restated Credit and Guaranty Agreement by and among the company, its direct and indirect wholly owned subsidiaries, and Goldman Sachs Specialty Lending Group, L.P.

Represented a publicly traded waste management company in the sale of substantially all of its assets, valued at approximately \$80 million, to a private equity fund. This complex transaction drew on the experience of the firm's corporate, tax, employee benefits and executive compensation, labor and employment, commercial litigation, real estate, and utilities, energy, and environmental attorneys.

Represented a real estate development firm in the refinancing of the 325-room Hilton Hotel at Penn's Landing in Philadelphia. Negotiations focused on a \$55 million mortgage and a \$20 million mezzanine loan had commenced shortly after the client transferred the hotel to a Hilton flag, which required the funding, preparation, and implementation of a Property Improvement Plan (PIP). This representation included negotiating the incorporation of the PIP into the refinance plan, as well as multi-party negotiations over the subordination agreement between the lenders and the independent manager.

Represented a joint venture in connection with the financing of a mixed-use development project along the H Street Corridor in Washington, D.C.

Represented the seller in connection with the sale of One Thomas Circle, a commercial office building in Washington, D.C., to a Germany-based fund for approximately \$115 million.

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