



Nicole M. Ellis

Member

Philadelphia

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Nicole's practice encompasses all areas of transactional real estate and focuses on commercial real estate transactions, including acquisitions, sales, and office, industrial, and retail leasing.

Prior to joining the firm, Nicole was an asset management associate at KTR Capital Partners, LP, where she drafted and negotiated various commercial leasing contracts for a real estate investment trust owning and operating a portfolio of approximately 70 million sq. ft. of industrial real estate in 25 markets nationally. She also has experience as a mediator, resolving landlord-tenant disputes for the Philadelphia Housing Court.

Nicole graduated, *cum laude*, from Temple University with a bachelor's degree in psychology. She earned her J.D. from Temple University Beasley School of Law, where she participated in the summer study abroad program in Rome, Italy.

Experience

Led a team of attorneys in representing the buyer in the acquisition of an eight-building industrial portfolio, which included drafting and negotiating the purchase agreement and conducting title and survey review.

Represented The Arden Group in its \$148.5 million acquisition of the BB&T Center, and an adjacent parking garage, in Charlotte, N.C. The 22-story, 567,835 sq. ft. office tower also features on-site retail, banking, and restaurant space and is The Arden Group's first investment in Charlotte.

Assisted in the representation of Liberty Property Trust in connection with office and retail leasing and ancillary matters respecting properties throughout the Mid-Atlantic Region, including the Comcast Center, the Comcast Technology Center, and the Philadelphia Navy Yard.

Assisted in the representation of a national, Philadelphia-based defense contractor in connection with its nationwide office leasing.

Represented a private equity real estate fund in connection with the leasing of a 580,000 sq. ft. office building, with ancillary restaurant and retail space, located in Charlotte, N.C.

Represented a partnership composed of private equity funds and individual investors in connection with the leasing of retail and office space in a large, mixed-use development in Philadelphia, including leases ranging from restaurants to coworking space.

Represented a publicly traded real estate investment trust in the sale of the GlaxoSmithKline plc headquarters in the Philadelphia Navy Yard. This was the first sale of a major office property in the Navy Yard to a third-party buyer -- and as of the closing date fetched the highest price per square foot for an office property in Philadelphia -- and was also part of a 1031 like-kind exchange.

Practice Areas

- Real Estate
- Leasing & Development
- Zoning, Land Use & Development

Industry Sectors

- Real Estate & Construction

Education

- Temple University—James E. Beasley School of Law, J.D., 2012
- Temple University, B.A., *cum laude*, 2007

Bar Admissions

- New Jersey
- Pennsylvania

Awards & Honors

- Pennsylvania Super Lawyers Rising Stars, 2019

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