

David S. Rubenstein

SHAREHOLDER

Seattle, WA | 206.393.5456
drubenstein@polsinelli.com



David Rubenstein concentrates his practice on commercial real estate matters, with a specific focus on the development of data centers and other forms of digital infrastructure. Utilizing a background in land development, David advises data center developers on the many moving parts of a major infrastructure project in the digital infrastructure space including development agreements, utility agreements, economic development and tax incentives, easements and more. To date, David has advised on over 40 data center sites in more than a dozen U.S. states.

In addition to his development strengths, David has a background in \$100m+ acquisitions and dispositions, ownership structures, financing, leasing, property management, asset management, land use and environmental issues, having represented major institutional investors and landlords alongside early-stage entrants into the land development market.

David has been counsel to some of the biggest companies and data center developers in the world, delivering swift and top-quality legal results through a methodical and rigorously organized approach. Clients rely on him to handle a complex, high-volume workflow involving numerous documents, difficult counterparties and the fast-paced nature of digital infrastructure development. In addition to his legal acumen, clients rely on him for his strategic vision and his clear, actionable advice.

Alongside his data center work, David is also among the few attorneys in Washington with deep experience in condominium formation and the Washington Uniform Common Interest Ownership Act, governing the creation, sale and management of condominiums, plat communities and other common interest forms of property ownership.

Education

- University of Washington School of Law (J.D., 2012)
 - Washington Law Review: Articles Editor
 - Moot Court Honor Board
- Northwestern University (B.A., *with honors*, *Harry S. Truman Scholar*, 2007)

Bar Admissions

Capabilities

- Real Estate
- Real Estate Development
- Real Estate Transactions
- Residential & Multifamily
- Data Center & Infrastructure

- Washington

Recognition

- Named one of *Best Lawyers: Ones to Watch® in America* in:
 - Business Organizations, 2024-2025
 - Closely Held Companies and Family Business Law, 2024-2025
 - Real Estate Law, 2022-2025

Matters

- Represented a hyperscale tech company in the negotiation of a complex public-private development agreement for \$50+ million of critical utility infrastructure for data center complex.
- Represented a hyperscale tech company in the negotiation, management and documentation of hundreds of easements on over 40 data center sites nationwide.
- Represented a hyperscale tech company in the negotiation of extensive data center real estate components of Energy Services Agreement with Nevada Energy.
- Counseled a major technology firm on design and implementation of legal workflow management system, incorporating thorough templates, checklists and a risk review process.
- Represented a real estate investment and operating firm in the \$100 million acquisition and financing of an office building in the Seattle Area.
- Represented a real estate investment and operating firm in the sale of a \$60 million portfolio of office properties in Denver, Colorado, including advising on complex condominium issues.
- Represented a real estate investment and operating firm in the acquisition of a \$100 million major multi-use development campus in the Seattle area.
- Represented a real estate investment and operating firm in the complex reorganization of CC&Rs governing the build-out of a 100-acre development site, including environmental matters.

Publications

April 1, 2026

The Community Backlash Against Data Centers

Quoted, Real Assets Adviser

February 9, 2026

Opposition to Data Centers Has Scrambled the Calculations Behind the Asset

Quoted, Commercial Observer

February 2026

The community backlash against data centers

Featured, Real Assets Adviser Podcast

November 12, 2025

Landowners are going all out to ride the multibillion-dollar data-center wave

Quoted, The Business Journals