

# Lauren P. Merdinger

COUNSEL

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Lauren Merdinger is a trusted advisor on complex commercial real estate transactions, with significant experience across asset classes and deal structures. She counsels buyers, sellers, landlords and tenants in acquisitions, dispositions, development projects, joint ventures and leasing matters, and guides clients through financing transactions involving mortgage loans, mezzanine debt and CMBS structures. Lauren has significant experience with brokerage licensing issues, property management agreements and related matters involving the Arizona Department of Real Estate. She also is a key resource regarding remote online notarization issues.

Her work spans a wide range of asset types, including office, industrial, retail, semiconductor and hospitality. She has deep experience in triple-net lease transactions and regularly advises clients on single-asset and large-scale portfolio deals in the REIT space.

## Education

- Sandra Day O'Connor College of Law at Arizona State University (J.D., *cum laude*, 2018)
  - Editor-in-Chief, Arizona State Law Journal
- Providence College (B.A., 2012)
  - Global Studies
  - Minor in French
- Accent Français Language School (Advanced Language Studies, 2010)

## Bar Admissions

- Arizona

## Court Admissions

- Supreme Court of Arizona

## Memberships

## Capabilities

- Real Estate
- Real Estate Development

- International Council of Shopping Centers (ICSC)
- AZ Commercial Real Estate Women (AZ CREW)
- Providence College Office of Institutional Advancement
  - Young Alumni Leadership Council Committee, 2013-Present
- St. Joseph the Worker
  - Board Chair, 2021-2022
  - Board Member and Development Committee Chair, 2018-2023

## Recognition

- Named one of *Best Lawyers: Ones to Watch® in America* in Real Estate Law, 2024-2026
- Recognized as a “Rising Star” in *Southwest Super Lawyers®* for Real Estate, 2025
- Selected for inclusion in *Phoenix Magazine’s Top Lawyers of 2024*
- Named “Top Pro Bono Attorney of the Year” by the Arizona Bar Foundation, 2022

## Matters

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- Lead real estate attorney for a real estate developer’s joint ventures for development of master-planned commercial and industrial parks across Arizona, Texas and California.
- Lead real estate attorney for national real estate investment firm regarding its acquisitions, leases and property management, totaling 17 net-leased office, retail and industrial properties, consisting of over \$300M in transaction volume and 1.6MM+ square feet across 15 different states.
- Lead real estate attorney in land acquisition for an approximately \$50 million, 250,000-square-foot industrial building.
- Represented several international semiconductor providers in real estate acquisitions for facilities in Arizona.
- Represented privately held industrial investment and development company in acquisition and the development of a 7,000,000+ square foot industrial development throughout Arizona.
- Represented national real estate developer in the development, leasing and sale of a multi-phase industrial development of more than 2,500,000 square feet of industrial property and the development of additional properties in Arizona, Utah and California.
- Represented Texas-based real estate development and management company regarding its lease negotiations and property management matters for various shopping center assets.
- Represented an international REIT regarding numerous dispositions for single-asset and portfolio transactions, as well as leasing and property management for existing assets.
- Represented a large, national real estate developer in numerous matters regarding the acquisition, development, leasing and property management of commercial properties.
- Represented a large, national healthcare-focused real estate investment trust regarding the acquisitions of medical office buildings.
- Advised a large international investment owner/operator during property management process and form update.
- Assisted with title and survey review for a public university in connection with building construction and development.

- Represented national and regional landlords in the negotiation of office, retail and industrial leases, including negotiating new leases, expansions, renewals and early terminations.

## Publications

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August 2019

**From Wine To Water: Wet Markets for Dry Times**

*Author, Arizona State Law Journal*