

## Daniel J. Drazan, Partner

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### Focus

Real Estate Agriculture, Food & Natural Resources Mediation & Dispute Resolution

### Profile

Dan Drazan is a real estate attorney in Dunn Carney LLP's Real Estate Team. Dan advises clients on a range of real estate transactions and on general business matters. He also represents landlords and tenants in commercial lease disputes, including mediations and evictions.

Dan strives to provide successful and efficient navigation of complex transactions and legal issues for his clients. His practice focuses on assisting clients purchase, sell, develop, finance, and lease all types of real property, including shopping centers, industrial parks, office buildings, multifamily housing, hospitality properties and personal residences.

In 2015 Dan completed mediator training, putting to new use his experience in the real estate industry. Enabling parties to craft their own dispute solutions to avoid the delay, expense and anxiety of litigation is the hallmark of mediation and a natural fit for Dan. He is available serve as a mediator to assist people in resolving a range of real estate disputes.

In addition to leading Dunn Carney's Real Estate Team, Dan is a member of Dunn Carney's Executive Committee.

Outside the office, Dan spends much of his free time fishing the Pacific Northwest's rivers and bays in search of salmon, trout and steelhead.

### Admissions

Oregon, 1998

U.S. District Court District of Oregon, 1999

Washington, 2003

### Education

Willamette University College of Law, J.D., *magna cum laude*, 1998; *Willamette Law Review*, 1996-1998

Lewis & Clark College, B.A., with Honors, 1995

## Results & Expertise

### Representative Matters

#### Retail:

- Represented a publicly-traded Real Estate Investment Trust (REIT) in its acquisition of numerous shopping center properties in Oregon, Washington and California, most recently a 115,000 s.f. shopping center in the Los Angeles, CA market for \$76,000,000, and a 120,000 s.f. shopping center in the Seattle, WA market for \$41,500,000.
- Represented the owner in comprehensive renovation of regional Oregon shopping center, including negotiating several new anchor tenant leases and resolving complex construction, financing and tenant issues.

#### Office:

- Represented a health care provider tenant in its lease of 120,000 s.f. of multidisciplinary medical space in a new Seattle, WA health care complex.
- Represented a health insurance company tenant in its lease of three regional office locations in Oregon and Idaho totaling 50,000 s.f. of space.
- Represented the tenant in its lease of a full floor in Portland's newest high-rise, the Park Avenue West building.

#### Multi-Family:

- Represented the buyer in its acquisition of 40-unit apartment complex in the Portland, OR market.
- Represented the seller in its disposition of two boutique apartment buildings in NW Portland's Pearl District.

#### Industrial:

- Represented the owner of a Portland, OR area industrial park in its lease of a 50,000 s.f. building to a food and beverage manufacturer.
- Represented the buyer of a three-acre industrial, Portland, OR area industrial site with a 25,000 s.f. building.

#### Land:

- Represented the owners of land in Clackamas, Washington and Multnomah Counties in sales to local and national residential developers.
- Represented a commercial developer in the acquisition of adjacent parcels of land in the Seattle, WA market.

### Presentation Topics

Purchase and Sale Agreements for Real Estate Transactions

Seller's Representations and Warranties in Real Estate Transactions

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Evictions and Landlord/Tenant Law in Oregon

Commercial Lease Enforcement and Evictions

Drafting and Negotiating Commercial Leases in Oregon

Hospitality, Restaurant and Travel Law

Alternative Dispute Resolution

Basic Estate Planning

## **Industries**

Agriculture, Food & Natural Resources

Real Estate

## **Honors & Affiliations**

Professional Affiliations

Oregon State Bar, Real Estate and Land Use Section, Alternative Dispute Resolution Section

Multnomah Bar Association

Clackamas County Bar Association

Oregon Mediation Association

Commercial Association of Brokers – Portland/SW Washington; Board of Directors, 2015; Legal Forms Committee, 2008