



Andrew Rapp

Partner

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Andrew is a skilled real estate and corporate attorney who focuses his practice on commercial real estate transactions, with an emphasis on retail, mixed-use, multifamily and industrial projects.

He has extensive experience with all types of commercial leases for both landlords and tenants (i.e. office, retail, restaurants, cell towers, industrial, life sciences and build-to-suit).

Andrew prepares and negotiates agreements for both buyers and sellers involving the acquisition and sale, financing, property management and development of real estate assets for a wide range of projects. He advises clients on real estate matters such as corporate and personal guaranties, assignments and subleasing, non-judicial foreclosure, default rights and remedies, easements, due diligence investigations, and restrictive covenants.

In addition, Andrew counsels clients in the legalized marijuana market regarding leasing and related real estate issues for their cannabis facilities. He also provides business counseling on corporate governance issues, entity formation, and operating agreements involving real estate projects.

Representative Clients and Services

First-class shopping centers and mixed-use projects (both owners and tenants)

- Negotiation and preparation of retail and restaurant leases
- Negotiation and preparation of "last mile" warehouse and distribution centers for national tenants
- Advice regarding exclusives, co-tenancy, subleasing and guaranties
- Work letters and related tenant improvement issues

Land owners and developers

- Purchase and sale of vacant land
- Development of mixed-use, multifamily and industrial projects
- Advice regarding title and due diligence issues

Technology and aerospace companies

- Negotiation and preparation of build-to-suit leases
- Negotiation and preparation of office leases

Companies of all sizes (closely held, private and publicly traded companies)

- Purchase and sale of commercial buildings for both buyers and sellers
- Negotiation and preparation of documents for the purchase of single family lots for homebuilders
- Negotiation and preparation of office and warehouse leases
- Negotiation and preparation of cell tower leases

Services

- Real Estate
- Retail Industry
- Hospitality
- Corporate
- Cannabis Law
- Food & Beverage

Before Fox Rothschild

Prior to joining Fox, Andrew was a principal with Riddell Williams.

Andrew began his legal career as a judicial law clerk for two years at the Washington Court of Appeals, Division II. While in law school, he served as senior articles editor of the *Administrative Law Review*.

Beyond Fox Rothschild

Andrew is a member of the Downtown Seattle Association's Third Avenue Committee, which is working on improvements to this important downtown corridor in cooperation with public and private stakeholders. He's a longstanding member of the Seattle Rotary Club and a former co-chair of the International Service Committee, which provides grants for international service projects, such as malaria prevention efforts in Tanzania. He's also a former member of the board of directors for an international education nonprofit.

He also regularly provides pro bono assistance to local nonprofits, such as amending bylaws and counseling on various real estate issues.

Bar Admissions

- Washington

Education

- American University, Washington College of Law (J.D.)
- St. Olaf College (B.A.)

Memberships

- International Council of Shopping Centers
- Downtown Seattle Association (Third Avenue Committee)
- Seattle Rotary Club
- Washington State Bar Association (Corporate Counsel and Real Property, Probate & Trust Sections)

Boards

- Law360 Real Estate Editorial Board

Honors & Awards

- Named to Washington's "Super Lawyers Rising Stars" (2014)
- Recipient, Pro Bono Publico Commendation from the Washington State Bar Association