



Jed Sonnenshein

Partner

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A partner in the firm's Real Estate Practice Group, Jed primarily represents national builders and industrial developers in complex transactions involving land acquisitions and development.

He has invaluable proficiency in evaluating and mitigating development risk at the earliest stages of large-scale, ground-up projects, and leverages that knowledge in advising investors, developers and owner-users in the acquisition, disposition and leasing of improved commercial real estate throughout Colorado and the United States

Former in-house counsel for two investment and development companies in California, Jed understands real estate as a business, not just as a practice area. Based in Fox's Denver office, he is intimately familiar with the challenges developers face at the local level in Colorado, from coexisting with oil and gas production facilities to working with ditch and canal companies to special district financing of public infrastructure.

Recent Work

Industrial Developer's Acquisition of 44 Acres of Freeway-Adjacent Land in Adams County, Colorado for a Three-Building, 640,995-Square-Foot Spec Project

- Project featured above the fold on the front page of the Colorado Real Estate Journal and involved a very short due diligence period with entitlements and financing to be obtained within a few months after closing
- Responsible for all aspects of transaction including negotiation of a license agreement with local utility providing for a drainage easement in place by prescriptive right and license agreement permitting seller to remain on property after closing to repurpose 500,000 square feet of greenhouse facilities and move out of residences on the property

National Homebuilder's Acquisition of Land for 350-Unit Residential Development in Frederick, Colorado

- Identified and developed strategy to deal with the existence of oil and gas pipelines on the property without the benefit of an easement, and to mitigate risks posed by recently discovered environmental contamination

Acquisition of Three Adjacent Parcels with Separate Owners for 40-Acre Logistics and Industrial Complex in Las Vegas



- Oversaw all aspects of development of three-building, 750,000-square-foot multitenant light industrial, warehousing and logistics complex, including negotiation and drafting of multiple purchase agreements and identification and resolution of myriad title and due diligence issues
- Resolved multiple challenges including project's lack of access to storm sewer facilities, existence of mechanics' liens on one of the parcels, and covenants, conditions and restrictions that were incompatible with the client's intended use of the project

Negotiation of Lease for Cryptocurrency Startup's Multi-floor Headquarters in Downtown Denver Office Building

- Lease provided for construction and maintenance of a secure closed access space for air-gapped computers
- Renegotiated and drafted the client's sublease of existing space to a subtenant in another building

Disposition and Sale of 22 Acres in Jefferson County, Colorado Business Park to National Multifamily Developer

- Represented seller in complex sale of an undeveloped parcel within a corporate office park.
- Transaction involved change and transfer of ownership of seller entity during sale, and recording five separate amendments to the office park's covenants, conditions and restrictions to allow for buyer's ground-up development of 345-unit apartment complex
- Amended three telecom company leases to allow for relocation of three existing cell towers in order to enlarge building envelope for project and preserve revenue stream to seller

National Bank's Termination of Ground Lease and Purchase of Fee Interest

- Negotiated bank's termination of ground lease on one of its branches and acquisition of fee-simple interest in the property
- Negotiated and prepared easement for pneumatic tubes running under the public right-of-way separating the main building from its drive-through ATM

Homebuilder's Acquisition of Nearly 1,000 Single-Family Lots Throughout Colorado

- Purchase of substantially all of the Colorado assets of a Utah-based company exiting the Colorado market
- Closed 12 complex land acquisitions in 20 months
- Prepared transactional documents for 15 different subdivisions
- Determined and documented rights to special district improvement reimbursements

Development and Leasing of Three Ground-Up Industrial Projects

- Negotiated and drafted acquisition agreements
- Prepared industrial leases with turnkey build-outs and tenant improvement allowances

Commercial Leases for Popular Camping Retailer

- Negotiated and prepared several leases for all of the company's North American retail outlet locations
- Preparation of conventional lease terms, such as detailing operating expense exclusion and special provisions allowing for outdoor sales events utilizing shopping center common area



Acquisition of 60 Acres of Land for Marijuana Cultivation Business

- Exercised rights awarded in Adams County Marijuana Lot Drawing to apply for one of only 10 building permits for a state-licensed retail marijuana cultivation facility
- Advised on complex financing, including non-refundable option payment prior to completing due diligence and leasing property prior to purchase to satisfy state Marijuana Enforcement Division licensing requirement

Development of 45-Acre Residential Subdivision in Truckee, California

- Secured all entitlements and approvals
- Negotiated conservation easement dedicating a portion of the project for public use
- Access easement for adjacent mining operation

Before Fox Rothschild

One of Jed's earliest matters involved successfully representing a movie director in a dispute over a director's credit and mention in the marketing of an Oscar-winning motion picture.

Practice Areas

- Real Estate
- Zoning & Land Use

Bar Admissions

- Colorado
- California

Education

- University of California, Los Angeles, School of Law (J.D.)
- Cornell University (B.A.)

Memberships

- Colorado Bar Real Estate and Business Sections
- Colorado Bar Association Real Estate Section Council (2017 – 2019)
- Colorado Housing Council (2017 – 2019)
- California Bar Real Property Section
- Silver Lake Chamber of Commerce, Secretary (former)
- Design and Urban Land Use Preservation Advisory Committee, Silver Lake Neighborhood Counsel (former)
- Jewish Federation of Los Angeles Real Estate Division, Cabinet Member (former)

Publications

June 18, 2020

Vesting Offers a Sense of Security in Challenging Times



Fox Rothschild LLP
ATTORNEYS AT LAW

Colorado Real Estate Journal