



Joseph M. Sellars

Associate

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Joseph provides strategic guidance to clients (including commercial property owners/developers, sponsors and national homebuilders), in all aspects of commercial (industrial, office, retail, multi-family, mixed-use) and residential real estate and related transactions. He negotiates, prepares and analyzes transaction documents, including purchase and sale contracts for acquisitions/dispositions, development, construction and cost-share agreements, commercial leases and ground leases, financing transaction documents, land banking transactions and joint venture agreements (LLC and partnership agreements).

Representative Matters

- Represented joint venture in acquisition, development/construction, leasing, and sale (\$75 million) of industrial park
- Represented owners in sales of office buildings (\$103 million and \$60 million) in Denver, Colorado metropolitan area
- Represented owner/developer in formation of complex condominium for Denver-RiNo project comprised of office building, large concert venue, and underground parking garage, with shared amenities
- Represented buyer/developer in complex industrial parcel assemblage (\$52 million)
- Represented building owners in industrial/warehouse leases and build-to-suit projects ranging from 20,000 to 275,000 square feet
- Represented owner/developer in sale of parcel (\$23 million) to national multi-family developer for construction of 490-unit apartment project
- Represented borrowers in multiple acquisition and construction loans (\$5 million to \$70 million), including CMBS financing
- Represented joint venture in acquisition, development, and leasing of large mixed-use restaurant, retail and office indoor marketplace in Aurora, Colorado
- Represent owner/developer in reconfiguration, redevelopment (into a mixed use/pedestrian-oriented project), and sale of Denver, Colorado big-box shopping center
- Represent homebuilder clients in acquisition of large-scale residential subdivisions and related development transactions and issues
- Represented owner/developers in acquisitions, development, and sale of commercial/residential master planned developments
- Represented owner in ground lease for large-scale commercial greenhouse



Before Fox Rothschild

Joseph previously served as a real estate associate at law firms in Denver, Colorado. Concurrently with law school, he completed a master's degree in regional/city planning, with an emphasis on zoning/land use and development regulation, with research/master's thesis in parcel assembly and other legal aspects of land readjustment as a public-private partnership to facilitate development. While in law school, Joseph studied in the summer law program at Oxford University.

Honors & Awards

- M&A Deal of the Year (From \$10MM to \$25MM) for the Acquisition of Nelson Pipeline by Beirne Pipeline Holdings partnered with Axis Private Equity (2015)

Practice Areas

- Real Estate
- Zoning & Land Use

Bar Admissions

- Colorado

Education

- University of Oklahoma College of Law (J.D., 2003)
- University of Oklahoma Department of City Planning (M.A., 2003)
- Oklahoma State University (B.A., 1996)