



Andrew Rapp

Partner

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Andrew is a skilled commercial real estate transactions attorney with deep experience in retail, mixed-use, renewable energy and industrial projects.

His experience in commercial leasing is extensive. He advises and represents both landlords and tenants in the leasing of office, retail, restaurants, cell towers, warehouse, manufacturing, life sciences and build-to-suit.

Andrew prepares and negotiates agreements for both buyers and sellers in the acquisition and sale, financing and development of real estate assets for a wide range of projects, including data centers, distribution centers and outdoor storage/logistics facilities. He advises clients on complex 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 business facilities. He also provides business counseling on corporate governance issues, entity formation, and operating agreements involving real estate projects.

Representative Clients and Services

Public and Private Companies, Universities and Nonprofit Organizations

- Purchase and sale of commercial buildings for both buyers and sellers
- Negotiation and preparation of all types of leases for both Landlords and Tenants (including warehouses, life sciences, distribution centers, retail, office, build-to-suit, solar, cell towers and outdoor storage/logistics)
- Preparation of easements, licenses, construction agreements and restrictive covenants

Landowners and Developers

- Purchase and sale of real property for renewable energy projects, industrial buildings and data centers
- Sale of vacant land to land trust organizations
- Advice regarding title and due diligence issues

First-Class Shopping Centers and Mixed-Use Projects

- Negotiation and preparation of retail and restaurant leases for both Landlords and Tenants

- 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

Services

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

Beyond Fox Rothschild

Andrew is a longstanding member of the Seattle Rotary Club. He serves on its Board of Directors and is a former co-chair of the International Service Committee, which provides grants for international service projects, such as malaria prevention efforts in Tanzania. Andrew is a former member of the Downtown Seattle Association’s Third Avenue Committee, which evaluated potential improvements to this downtown corridor.

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

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*.

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
- Seattle Rotary Club
- Washington State Bar Association (Corporate Counsel and Real Property, Probate & Trust Sections)

Board of Directors

- Seattle Rotary Club
- Law360 Real Estate Editorial Board (past member)

Honors & Awards

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