



Keith J. Seo

Real Estate, Business
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Profile Introduction

Keith's practice consists of representing entities, individuals, and financial institutions in various real estate and financing transactions. In recent years, Keith's practice has focused on the representation of landlords and tenants in office, industrial, and retail leases, as well as specialty leases including data center leases and cell tower leases. Keith also represents clients in purchase and sale transactions, as well as commercial, hotel, and mixed-use developments.

Before practicing law, Keith wrote columns for a Korean newspaper and worked as a translator for international businesses. Keith is a native speaker of Korean, and is proficient in Spanish and Japanese.

Keith enjoys strength training and photography, and cares about animal welfare.

Representative Cases/Matters

- Represented a publicly-held online retailer in 250+ industrial, datacenter, and office leasing, acquisition, and development transactions ranging from \$1M to \$600M.
- Represented one of the largest homebuilders in the U.S. in land acquisitions throughout Washington.
- Represented a utility provider in 50+ telecom colocation transactions involving institutional providers.
- Represented a publicly-held technology company in a 40-acre campus site acquisition and development, as well as office and datacenter leasing and colocation transactions.
- Advised one of the largest privately-held retailers in the U.S. on construction agreement processes and prepared construction agreements for its build-to-suit flagship stores.
- Represented a utility provider in 15+ purchase and sale transactions, including a sale of a hydroelectric



facility, as well as 10+ large-scale easement transactions supporting substations and transmission/distribution lines throughout Washington.

- Represented one of the largest video game developers in the world in office and industrial leasing transactions.
- Represented a major credit union in corporate campus expansion projects.
- Represented major restaurateurs in 20+ financing, purchase, leasing, and development transactions in the greater Seattle area.
- Represented a developer/operator of boutique hotels in 20+ financing, purchase and sale, leasing, development, and management transactions in Washington, Oregon, California, and Illinois.
- Provided general counsel to businesses on day-to-day operations, ranging from secured financing transactions, distribution/brokerage agreements, master services agreements, and corporate governance.

Publications & Speaking Engagements

- Speaker, "Subordination, Non-disturbance and Attornments and Estoppels," 20th Annual Fall Real Estate Seminar: Real Estate Forms and Provisions, December 2013

Memberships

- King County Bar Association
- Asian Bar Association of Washington

Honors

- Designated a Washington Rising Star® by Washington Super Lawyers (2016-2018)

Education

- Seattle University School of Law (J.D., *magna cum laude*)
- University of Washington (B.A., International Studies; B.A., Spanish)

Bar Admissions

- Washington State