



## Keith J. Seo

**Real Estate & Land Use**  
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### Profile Introduction

Keith represents major, multinational corporations, as well as individuals, financial institutions and other entities, on a wide range of real estate and financing transactions. He has a particular focus on businesses for which retail, warehouse, distribution and technology facilities serve as primary resources in meeting their overall strategic objectives. Such clients depend on Keith for speed, efficiency and accuracy in managing a high volume of transactions.

Keith regularly represents landlords and tenants in office, industrial and retail leases, as well as specialty leases such as data center leases and cell tower leases. Keith also represents clients in purchase and sale transactions in regard to commercial, hotel and mixed-use developments, and works with developers and colleagues on construction-related and economic development matters. 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 more than 400 industrial, datacenter and office leasing, acquisition and development transactions ranging in value from \$1 million to \$600 million.
- Represented one of the largest homebuilders in the United States in land acquisitions and asset



dispositions throughout the Pacific Northwest.

- Represented a publicly held warehouse club retailer in various real estate transactions throughout North America.
- Represented a utility provider in more than 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 United States on construction agreement processes and prepared construction agreements for its build-to-suit flagship stores.
- Represented a utility provider in more than 15 purchase and sale transactions, including a sale of a hydroelectric facility, as well as over 10 large-scale easement transactions supporting substations and transmission/distribution lines throughout Washington.
- Represented one of the world's largest video game developers in various office and industrial leasing transactions.
- Represented a major credit union in corporate campus expansion projects.
- Represented major restaurateurs in more than 20 financing, purchase, leasing and development transactions in the greater Seattle area.
- Represented a developer/operator of boutique hotels in nearly two dozen 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, including secured financing transactions, distribution/brokerage agreements, master services agreements and corporate governance.

#### **Publications & Speaking Engagements**

- "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**

- *Washington Super Lawyers*, "Super Lawyer," Real Estate; Rising Star (2016-2019)

#### **Education**

- Seattle University School of Law  
JD, *magna cum laude*
- University of Washington  
BA, International Studies; BA, Spanish



**SUMMIT**  
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**Bar Admissions**

- Washington