



Sean D. Hicks

Senior Associate

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Sean Hicks represents developers, investors, businesses, lenders, landlords and tenants in all facets of commercial real estate transactions, including acquisitions, dispositions, development, financing and leasing. Sean assists clients with a wide array of commercial real estate transactions, including multifamily developments, educational facilities, hotels, telecommunications transactions, medical buildings, office buildings and industrial spaces, among others.

In addition to real estate acquisitions, sales, and leasing, Sean represents lenders in the negotiation and closing of acquisition, construction and permanent loans in connection with multifamily, industrial and retail developments. He also helps clients create and register residential and commercial condominium regimes, form and operate community associations and transition developer control of community associations.

Sean is listed in *Virginia Super Lawyers Rising Stars* (2017-present) for Real Estate Law, and he has been named among Virginia's "Legal Elite" by *Virginia Business* magazine (2017-present). He is the chair of the Richmond Bar Association's Real Estate Section, and, in 2017, he was appointed by Governor Terry McAuliffe to the Virginia Manufactured Housing Board.

Prior to entering private practice, Sean was a law clerk to the Honorable Harry L. Carrico, Senior Justice of the Supreme Court of Virginia.

Sean earned his Juris Doctor degree, *cum laude*, from the University of Richmond School of Law, where he was an articles and comments editor of the *University of Richmond Law Review*. He earned his Bachelor of Arts degree from the University of Virginia.

Practice Areas

- Real Estate
- Leasing
- Real Estate Acquisitions and Sales
- Mixed-Use, Residential, Planned Communities and Condominiums
- Real Estate Development
- Land Use

Experience

- Negotiated and closed the sale of a 46-unit multifamily apartment building.
- Negotiated and closed acquisition and financing of a 40-unit multifamily apartment building.
- Represented various lenders in the negotiation and closing of multimillion-dollar refinances of multifamily developments.
- Represented various lenders in negotiation and closing of multifamily, industrial, and retail development construction loans.
- Counseled local private primary school in the acquisition and financing of educational facilities and real property.
- Represented hotel developer in the acquisition and financing of various hotel properties.
- Represented landlords and tenants in leasing and occupancy of medical, office and industrial space leases.
- Represented landlords and tenants in ground leasing and options to purchase.
- Represented a national wireless carrier in regional telecommunications leasing and land use matters.
- Coordinated creation and registration of various residential and commercial condominium regimes.
- Represented real estate developer during \$56 million sale of a 355,000-square-foot office building with two anchor tenants – one in the Fortune 100 and one in the Fortune 500. Work involved negotiating the purchase and sale agreement; amending multiple leases; amending and restating reciprocal access and parking easements within the office park and obtaining consent from other property owners within the office park; adjusting property boundaries; and closing within three days after due diligence.

Education

- University of Richmond School of Law (J.D.)
cum laude; *University of Richmond Law Review* - Articles and Comments Editor
- University of Virginia (B.A.)

Professional Affiliations

- Virginia Bar Association
- Richmond Bar Association, Real Estate Section - Chair
- Urban Land Institute

Awards

- Named among Virginia's "Legal Elite" for Real Estate/Land Use Law by *Virginia Business* magazine (2017-present)
- Listed as a "Rising Star" in *Virginia Super Lawyers* for Real Estate Law (2017-present)