



JOHN R. MCDOWALL

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John R. McDowall joined the firm in 1995. Mr. McDowall has been a member of the firm's board of directors since 2008 and is co-chair of the firm's Real Estate Practice Group. He focuses his practice on real estate, business transactions and construction matters. He has served on several charity boards and is very active in many industry trade organizations listed below.

Education

JD, University of Virginia School of Law, 1995

BA, Political Science, BA Humanities, Seattle University, 1992

Bar and Court Admissions

State of Washington, 1995

United States District Court, Western District of Washington, 1995

Ninth Circuit Court of Appeals, 2005

Professional Associations

Washington State Bar Association

Seattle-King County Bar Association

Urban Land Institute (ULI)

Commercial Real Estate Development Association (NAIOP)

Association of Corporate Growth (ACG)

Association for General Contractors (AGC)

Real Estate

Mr. McDowall represents owners, developers, investors and lenders on all types of real estate transactions, including acquisitions and sales of real property, financing and loans, joint venture structuring, entity formation, and development, leasing, ground lease, property management, and land use issues. In particular, he frequently advises both landlords and tenants on commercial, office, industrial, medical and retail leases.

Business Transactions

Mr. McDowall acts as general counsel to several closely-held companies in many industries, advising them regarding company formation, financing, acquisitions, sales, mergers, private placements, contract negotiations and employee non-compete issues. He has also represented private equity groups and institutional investors on the acquisition, financing and reorganization of privately-held companies and related matters.

Construction

Mr. McDowall has represented public and private owners, hospitals, port districts, contractors, subcontractors and suppliers in all phases of construction projects, including procurement, contract drafting and negotiation, and the prosecution and defense of delay claims, claims for extra work and defective construction claims.

Honors and Recognitions

Mr. McDowall was named by Washington *Super Lawyers* magazine and *Super Lawyers Business Edition* as one of the top attorneys in Washington State 2013-2016.

Community Involvement

Board of Regents, Seattle University

Representative Cases

Representative Real Estate Projects

Represented one of the principals in a local residential construction company in the \$72 million sale of the company to one of the nation's largest home builders.

Handled negotiations for the construction and long-term lease of a 165,000 square foot office building in Bellevue for a large Canadian-based developer/owner. He has also handled several other office lease negotiations, construction and contract issues for this developer and its parent company at their one million square foot campus and other buildings owned by the developer in Seattle and Bellevue including, the sale of a 90,000 square-foot office building

Handled the negotiations for an anchor tenant in one of Seattle's premier office towers for a 10-year, 145,000 square-foot lease renewal

Negotiated 100-year ground lease and several related contracts for a Seattle developer building, a boutique hotel in downtown Seattle

Has negotiated over 250 leases in the last ten years including, office, industrial, retail, restaurant and medical leases for both landlords and tenants

Has handled and closed several loans for multi-family and commercial properties in several states for mezzanine and bridge lenders, totaling over \$100 million in loan value

Purchase and sale transactions, including the sale of a Bellevue office building valued at \$29 million, the sale of a Seattle multi-family/retail mixed-use property valued at \$23.5 million, sale of Seattle apartment building valued at \$20 million, the purchase of a Seattle warehouse property valued at \$6 million, the sale of office-industrial properties in Sea-Tac and Tukwila valued at \$6.4 million and \$125 million, the sale of four retail malls near Seattle valued at over \$14 million, and the "distressed purchase" of a large shopping mall in southwest Washington valued at \$5 million

Representative Business Transactions and Projects

Handled \$16 million merger of an internet search company into local database aggregator

Handled \$3 million management group buyout for a local manufacturer's representative specializing in school construction/supply

Handled debt financing for a local novelty goods company

Handled asset purchase by a local food brokerage company

Handled corporate reorganizations for a local machine manufacturing company and a local construction management business

Handled \$15 million stock redemption to Company ESOP for a co-founder of a local business consulting firm

Assisted a Seattle-based architecture firm and its private equity partners with corporate reorganization and merger issues to facilitate international acquisitions

Handled \$3 million private placement financing and acquisition of Texas-based hydro-excavation business for a private equity company

Representative Construction Projects

Represented a local medical clinic in contract negotiations for a new 40,000 square-foot facility

Represented a large local hospital system in preparation of Requests for Proposal and the negotiation of contracts for several facilities at the hospital, totaling over \$100 million in contract value

Obtained a \$1.65 million settlement for a local control systems contractor for claims stemming from extra work performed on the Pierce County Jail

Secured a million-dollar settlement for a Seattle condominium owners association for claims of defective construction

Speaking Engagements

"All Costs, All the Time: Strategies for Construction Management in a Labor Constrained Market," Panel Moderator, Marcus & Millichap, Seattle Multi-Family Forum, September 2017

"Spec Leasing and New Construction," Commercial Real Estate Leases Seminar, LSI, December 2015

"Construction Services in the Pacific Northwest," AGC Seattle, Panel Moderator, November 2015

"The Next Big Thing: Emerging Neighborhoods," Panel Moderator, Marcus & Millichap, Seattle Multi-Family Real Estate Forum, December 2014

"The Next Big Thing: Emerging Neighborhoods," Marcus & Millichap, Seattle Multi-Family Real Estate Forum, December 2013

"Commercial Leases," Commercial Leases—What to Watch For, Colliers International, January 2013

"Work Letters and Lease Exhibits," Basic Commercial Leases, NBI, February 2013

"Overview of Easements," Law of Easements, NBI, January 2012

"Effective Risk Management in Green Building," Seattle Construction Solutions Conference, 2009

"Insurance Issues in Common Leases," Nightmare on Pike Street, Parker Smith & Feek, 2009