



TRACEY A. STEELE

Associate

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Office: Irvine

PRACTICE AREAS

Real Estate

Acquisitions and Dispositions
Commercial Leasing

EDUCATION

J.D., University of California, Irvine
B.A., Northwest Missouri State
University

ADMITTED TO PRACTICE

California

Tracey Steele is a member of the Real Estate Department in the Freeman Freeman and Smiley Irvine office. He concentrates on a broad range of real estate transactions focusing on the leasing, purchasing, sales and financing of various types of properties and businesses.

» **Handling transactions across America and abroad**

Mr. Steele has assisted developers, owners and landlords with their purchases, sales and leasing in states from coast to coast. His leasing experience includes working with a variety of clients such as start-ups, medical technology companies and fast food establishments. His acquisition and disposition experience includes representing investment firms in the purchase and sale of retail centers and office properties. Mr. Steele also has extensive experience in the financing and development of alternative energy projects, with a focus on wind and solar installations. While he has significant expertise handling deals stateside, he has also carried many transactions internationally including solar projects in Chile and leasing matters in Europe. Mr. Steele prides himself on his ability to communicate with his clients to understand their needs and then leverages his wide range of transactional experience to efficiently guide his deals to successful closings.

Representative Clients and Matters

- » Represented international fast food chain in negotiating leases and purchase agreements for new stores in Florida, Michigan, Ohio, Georgia, and South Carolina
- » Represented “ghost kitchen” startup in leasing matters for national expansion
- » Represented medical technology company in connection with leasing matters in California and North Carolina
- » Represented landlord in leasing of office and retail space in portfolio of Orange County properties
- » Represented property investment firm in acquisitions and dispositions of retail centers in San Bernardino County and Riverside County
- » Represented purchaser of portfolio of 14 assisted living properties in Michigan
- » Represented developer in the negotiation of development agreements with a mass transit agency and a municipality in connection with mixed-use project in Los Angeles County
- » Represented international aircraft parts company in connection with leasing matters in North America and Europe
- » Represented the owner of a Miami hotel in connection with a lot split and sale of property for the development of apartments
- » Represented regional grocery store chain in connection with the acquisition of stores in California, Arizona, and Texas as well as leases and subleases of such properties
- » Represented investors in corporate matters related to 1031 exchanges of commercial properties in Los Angeles County and Riverside County

- » Represented the developer of a multimillion-dollar public/private mixed-use development in downtown Culver City, California
- » Represented a major brewing company in its acquisition of a craft brewery in Washington state and office leases in Wisconsin and Arkansas
- » Represented the co-founder of a technology startup in connection with his exit from the company
- » Represented an equity investor in the purchase of affordable housing complexes in California and Texas

Professional & Community Involvement

- » UC Irvine School of Law Alumni Association | President | 2017

Presentations & Publications

- » LA Take-Off, Project Finance Magazine | October 1, 2012