



Kamron Massumi

Of Counsel

Atlanta | 678.406.8745 | kmassumi@bakerdonelson.com

Kamron Massumi, of counsel in Baker Donelson's Atlanta office, focuses his practice on the leasing, development, acquisition, disposition, and management of retail and mixed-use real estate developments across the U.S.

Mr. Massumi has extensive experience in all facets of commercial real estate leasing and development, and has represented landlords and tenants in lease negotiations, as well as buyers and sellers of commercial properties. Mr. Massumi's practice primarily supports clients involved in commercial, retail and restaurant leasing and development. He also assists owners of shopping centers with the negotiation of service, construction, and other management-related contracts.

Before entering private practice, Mr. Massumi served as in-house counsel for major mixed-use developers in New York, Houston, and the Rio Grande Valley, including negotiating and drafting more than 150 commercial leases for the largest private landowner in lower Manhattan. Mr. Massumi has also advised owners on termination and renewal rights, letters of credit, personal guarantees, and landlord commitments relating to custom buildouts of tenant premises. In addition to retail and mixed-use developments, Mr. Massumi has experience with a broad array of real estate asset classes, including industrial, warehouse/distribution, medical, and office.

Mr. Massumi is fluent in Persian and conversational in Spanish.

Representative Matters

Office Leases

- Represented the owner and developer of a 104,000-square-foot office building in Houston and a 42,000-square-foot office building in San Antonio.
- Represented the owner of a newly constructed office building in Houston's energy corridor in leasing more than 100,000 square feet of office space to a multinational, foreign-based oil-field services engineering firm.
- Served as the lead landlord attorney in a lease for 96,000 square feet of office space to a major Houston-based independent natural gas exploration and production company.
- Represented a landlord in the relocation of a Houston-based oil-field services engineering firm tenant to more than 48,000 square feet of office space.
- Negotiated and drafted a lease on behalf of a landlord for 20,000 square feet of office space for a Houston-based insurance holding company.
- Acted as the lead attorney responsible for negotiating and drafting more than 80 commercial office leases in New York City and Long Island, New York.

Retail Leases

- Coordinated the closing of \$39 million in bridge financing for construction of a 300,000-square-foot mixed-use hotel/condominium development.
- Negotiated and drafted ground leases on behalf of a national quick-service chicken fingers restaurant chain for locations in California, Florida, and Massachusetts.
- Negotiated and drafted ground leases on behalf of a nationally branded coffee company for locations in Texas, North Carolina, California, and Florida.

- Acted as the lead attorney responsible for negotiating and drafting more than 30 restaurant, retail, and nightclub leases in ground floor/mezzanine spaces throughout New York City.
- Negotiated mixed-use retail leases in residential buildings and hotels, including a lease to an internationally known chef in Boston.
- Negotiated and drafted in-line retail leases for a national quick-service pizza chain for locations throughout the U.S.
- Represented the developer and owner of retail centers in Laredo, Texas, and the Rio Grande Valley.
- Represented a Texas-based casual Mexican restaurant chain in the negotiation of junior anchor restaurant leases throughout Texas.
- Acted as the lead counsel on behalf of the owner of a major regional mall in west Houston on three leases totaling 12,500 square feet of retail space.
- Represented the owner of a retail center in Spring, Texas, on four leases totaling 15,000 square feet of retail space.
- Represented a major Houston-based restaurant holding company in its relocation and lease negotiations in connection with the redevelopment of a major Houston shopping complex.
- Served as the lead landlord attorney for the lease of 3,000 square feet of restaurant space in a west Houston retail center to a nationally branded sandwich chain.
- Negotiated the lease for 4,000 square feet of ground-floor retail space in a new medical tower being constructed in west Houston to a nationally branded café/deli quick-service restaurant.

Medical Leases

- Acted as the lead associate responsible for drafting and coordinating the transfer of real estate valued at more than \$45 million in conjunction with the corporate restructuring of a major Texas health system.
- Coordinated the relocation of 12 medical professional offices in connection with a planned renovation of an existing hospital in a west Houston medical campus.
- Acted as the lead attorney responsible for negotiating and drafting more than 40 medical office leases in New York City and Long Island, New York.
- Handled the relocation and expansion of medical office space totaling 12,000 square feet and a new lease for 4,000 square feet of additional medical office space in an adjoining professional medical tower in a west Houston medical campus.

Real Estate Acquisitions and Dispositions

- Played a key role in the expansion of a developer's footprint in the Rio Grande Valley through the acquisition of 3,400 acres of raw land, three retail centers comprising 110,000 square feet, a 30,000-square-foot office building, and five industrial buildings.
- Served as the lead attorney representing the seller of a 50,000-square-foot office building in Houston.
- Coordinated the purchase of a 215,000-square-foot remanufacturing facility in Killeen, Texas.
- Assisted in the acquisition of several tracts of raw land on behalf of a developer of light industrial use.



Professional Honors & Activities

- Member – Atlanta Bar Association
- Member – Iranian American Bar Association
- Member – International Council of Shopping Centers (ICSC)
 - Leader – Law Conference Roundtable (2021 – 2022)
- Master of Corporate Real Estate (MCR), CoreNet Global (2015)



Publications

- "Post-COVID-19 Pandemic Outlook — Restaurant Ground Leases" (January 2023)



Education

- The University of Texas School of Law, J.D., 2001
- University of Pennsylvania, B.A., 1997, cum laude



Admissions

- Georgia, 2021
- New York, 2004
- Texas, 2001