



# Grier Hoyt

Co-Chair, Leasing

Washington, D.C.

ghoyt@cozen.com | (202) 747-0788

## Practice Areas

- Real Estate
- Real Estate Development
- Real Estate Lease Restructuring
- Real Estate Leasing

## Industry Sectors

- Real Estate & Construction

## Education

- Duke University School of Law, J.D., 1984
- University of Georgia, B.A., *magna cum laude*, 1980

## Bar Admissions

- District of Columbia
- Maryland
- New York
- Virginia

## Affiliations

Montgomery County Election Judge

American Bar Association, Leasing Committee

District of Columbia Building Industry Association

## Awards & Honors

- Martindale-Hubbell AV Rated
- Best Lawyers in America, 2020-2025

Grier focuses his practice on negotiation and documentation of leases, acquisitions, development transactions, ground leases, lease restructurings and workouts, condominium regimes, telecommunication licenses, and easements and covenants for office buildings, medical office buildings, shopping centers, industrial flex-use, warehouse, built-to-suit, and mixed-use properties. He represents owners, developers, and users in commercial real estate transactions in the Washington, D.C., metropolitan area and along the East Coast. As a skilled negotiator, Grier thrives on structuring business deals to achieve advantageous results for all parties.

Grier is a leading leasing attorney in the Washington, D.C., metropolitan area and co-chair of the firm's Leasing Practice. Throughout his career, he has closed more than 15 million sq. ft. in leasing transactions on behalf of landlords and tenants, including build-to-suit, headquarters, and high-end retail transactions.

Grier earned his bachelor's degree, magna cum laude and Phi Beta Kappa, from University of Georgia. He earned his law degree from Duke University School of Law.

## Experience

Represented a New York-based institutional real estate development firm in office leasing for a trophy office building in Philadelphia.

Represented a Washington, D.C.-based law firm in the negotiation and documentation of a 75,000 sq. ft. office lease in downtown Washington, D.C., including exclusive rooftop penthouse space, top-of-the-building signage, and occupancy of the top two floors of the building.

Represented an institutional health care provider in connection with the development ground sublease, ground lease, and land acquisition for the construction of a 225,000 sq. ft. medical facility in Baltimore County, Md.

Represented landlords and tenants in numerous retail lease agreements involving national and local retailers.

Represented an institutional healthcare provider in a \$12 million land acquisition in Prince George's County, Md., which included entitlement and development issues for the construction of 45,000 sq. ft. medical office building.

Represented landlord in a 310,000 rentable sq. ft. office/warehouse lease transaction for a multi-national retailer in Baltimore.

Represented an institutional healthcare provider in connection with a 175,000 rentable sq. ft. lease in Lanham, Md.

Represented the owner of a trophy, mixed-use project in Washington, D.C. in connection with the structuring and documentation of covenants for the development and operation of a five- parcel assemblage.

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Represented landlords and restaurateurs in numerous restaurant leases.

Represented landlord in a 70,000 rentable sq. ft. lease transaction for an internet marketing service in a first class office building in Friendship Heights, Md.

Represented landlord in connection with a 110,000 rentable sq. ft. lease renewal for a Big Four accounting firm in a trophy office building in Washington, D.C.

Represented a boutique law firm in the renewal and expansion of its 120,000 rentable sq. ft. lease in a first class office building in downtown Washington, D.C.

Represented landlord in a 65,000 rentable sq. ft. lease transaction for a financial consulting firm in a first class office building in downtown Washington, D.C.

Represented an institutional health care provider in its acquisition and development of a medical office building in Baltimore County, Md.

Represented an institutional healthcare provider in connection with a 160,000 rentable sq. ft. lease renewal in Silver Spring, Md.

Represented landlord in a 100,000 rentable sq. ft. lease transaction for a New York law firm in a first class office building in Washington, D.C.

Represented landlord in connection with a 210,000 rentable sq. ft. lease for an institutional healthcare provider in a first class office building in downtown Washington, D.C.

Represented the landlord for the East Coast distribution facility of a national retailer in connection with a \$180 million warehouse distribution lease covering 2.1 million rentable square feet.

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