

## Neil G. Hood

Shareholder

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Neil Hood is a very strong advocate for his clients and understands how to protect their interests. He concentrates his practice on commercial leasing, real estate financing and the acquisition and disposition of office buildings, shopping centers, apartment projects and hotels. Neil's collegial and collaborative nature makes him easy to work with, both for his clients and opposing counsel. He helps clients prioritize the key points in their transactions and get their deals across the finish line successfully.

Owners, developers, office and retail tenants and financial institutions regularly seek Neil's representation. He works closely with them to understand their day-to-day operations, enabling him to deliver successful results.

*Chambers and Partners* ranks Neil as Band 4 in Real Estate (District of Columbia), recognizing his continued excellence and expertise in commercial leasing, real estate financing and property transactions. Clients tell *Chambers* that Neil is "incredibly bright, very good at explaining complex scenarios in a way that's easy to grasp, works diligently and has a calming manner. He is able to respectfully and confidently hold his ground with the most senior of counterparty lawyers in a negotiation."



### Bar & Court Admissions

District of Columbia

Virginia

Massachusetts

### Education

Boston College Law  
School, J.D., May  
2011, *Cum Laude*; *Order of  
the Coif*; *Editor, Boston  
College Law Review*

The George Washington  
University, M.P.A., May  
2007

The University of Illinois,  
B.A., May 2005

Neil was included in the *Best Lawyers* “Ones to Watch” list for his work in real estate law and has been recognized by Super Lawyers as a Rising Star. He was named to the 2020 Capital Pro Bono Honor Roll, which cites attorneys who contributed at least 50 hours of pro bono service in the calendar year.

Prior to joining Shulman Rogers, Neil was Special Counsel at the Washington, DC office of Fried Frank. He is a member of the District of Columbia, Virginia and Massachusetts bars. In his free time, Neil enjoys coaching Little League, providing chauffeur services for swim lessons and playing the guitar.

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## Results

- Represented a client in connection with its 185,000-square-foot office lease at Robert S. Strauss Tower of the Alexander Court development at 2001 K Street in Washington, DC.
- Represented a client in connection with its 315,000-square-foot lease to a corporation for its new national headquarters at One Reston Overlook in Reston, Virginia. This project won the Commercial Real Estate Broker Association of Greater Washington, DC – Virginia Lease Transaction of the Year 2019 award.
- Represented a client in connection with its 135,000-square-foot lease to a prominent federal contractor at Reston Town Center located in Reston, Virginia.
- Represented a client in connection with a 500,000-square-foot lease for a corporate headquarters, which was the second largest non-government commercial lease in the history of Washington, DC. Washington

Business Journal – Best Real Estate Deal of 2015 Award Winner.

- Represented a client in connection with the expansion of its 134,000-square-foot lease at 1105 West Peachtree Street, under which an additional 100,000 rentable square feet was leased. 1105 West Peachtree Street is an approximately \$400 million, 31-story office tower being developed in Midtown Atlanta, Georgia.
- Represented a hospital, as tenant, in connection with its 200,000+ square foot lease at 1522 First Avenue, New York, New York, which will include a to-be-constructed mixed-use building.
- Represented a hospital, as tenant, in connection with its 40,000+ square foot lease at 90 Merrick Avenue, East Meadow, New York. The leased premises will be developed into the hospital's first ambulatory surgical center on Long Island.
- Represented a client, as tenant, in connection with a 275,000-square-foot lease located at One Post Office Square in Boston, MA for the relocation of a headquarters.
- Represented a client, as tenant, in connection with an amendment to its lease at 1 and 3 Edison Drive, Alpharetta, Georgia. The lease amendment provided for a substantial expansion of the leased premises to over 215,000+ square feet comprising the entire office project.
- Represented a national law firm based in Atlanta, in the lease for its new DC office at 1333 New Hampshire Avenue NW, a recently renovated building in the center of Dupont Circle, jointly owned by Meridian and WeWork.
- Represented a client in connection with its \$74 million financing of the W Aspen and The Sky Residences at W Aspen, a newly

constructed 88-key luxury hotel, and 11 W-branded residences located at the base of Aspen Mountain in Aspen, Colorado.

- Represented a client in connection with its approximately \$155 million sale of Liberty Place to a real estate partner. The 172,000-square-foot, 12-story office building is located at 325 7th Street NW in the East End neighborhood of Washington, DC.
- Represented a client in connection with its planned \$115 million sale of 1899 Pennsylvania Avenue NW, a 191,000-square-foot Class-A office building located in Downtown Washington, DC.
- Represented a client in connection with its 166,000-square-foot lease to a law firm for its new headquarters at 2050 M Street, a trophy office development in the heart of Washington, DC's central business district. At the time of signing, the lease was the largest office relocation transaction in the DC area.
- Represented a client in connection with its 97,000-square-foot office lease to another law firm for space in a building to be constructed at 2050 M Street in Washington, DC.
- Represented a joint venture, as purchaser, in connection with the \$180 million acquisition and financing of 9 retail shopping centers located in Washington, DC, Maryland, and Virginia.
- Represented a client in connection with multiple leases at 2000 Pennsylvania Avenue NW, Washington, DC.

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## Recognition

- Chambers and Partners, 2022-2025
  - Best Lawyers Ones to Watch, 2025
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