SHULMAN
ROGERS

Samuel M. Spiritos

Shareholder

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Samuel M. Spiritos is the Managing Shareholder of Shulman Rogers and one of the region's most recognized commercial real estate and hospitality attorneys, with more than three decades of transactional experience across Washington, D.C., Maryland, Virginia, and markets nationwide. His combination of sophisticated legal counsel, business judgment, and an extensive industry network is what clients describe as a genuine competitive advantage.

Sam's practice spans the full spectrum of commercial real estate transactions, including acquisitions, dispositions, joint ventures, development, and complex financings. He advises on acquisition and development loans, asset-based lending, health care financings, and workouts, representing many of the region's leading developers and investors across office, multifamily, retail, industrial, and mixed-use asset classes.

As chair of the firm's Hospitality Practice, Sam is a nationally recognized authority in hotel and lodging transactions. He counsels global hotel brands, boutique operators, casino groups, and private clubs on deal structuring, franchise and management agreements, joint ventures, and acquisitions and dispositions. Sam is also a frequent speaker at premier industry conferences including the Georgetown University Hotel and Lodging Summit, the ALIS Hotel Conference, and The Lodging Conference, where he has presented on hotel acquisition agreements, franchise negotiations, and real estate financing trends.

BAR & COURT ADMISSIONS

District of Columbia

Maryland

New York

Virginia

EDUCATION

State University of New York at Buffalo, M.B.A, 1988

University at Buffalo School of Law, J.D., 1987, *cum laude*

The Wharton School of Management of the University of Pennsylvania, B.S., 1984

What distinguishes Sam is equal parts legal acumen and relationship capital. Clients consistently note that his willingness to make strategic introductions to the right capital sources, industry contacts, and development opportunities is as valuable as his counsel. His leadership as Managing Shareholder has only deepened that network, which he actively leverages on behalf of the clients he serves.

Sam earned his J.D., cum laude, from the University at Buffalo School of Law in 1987, where he served as Senior Editor of the Buffalo Law Review. He holds an M.B.A. from the State University of New York at Buffalo and a B.S. from The Wharton School of Management of the University of Pennsylvania. He is admitted to practice in Maryland, Virginia, Washington, D.C., and New York.

Results

Office

- Acquisitions, Financing, and Leasing, Square 85 Assemblage, 1900 and 1920 L Street and 1020 19th St., N.W., 311,062 sq/ft buildings, prime Class A redevelopment site
- Acquisition, Financing, and Leasing, 1400 Eye Street, N.W., 175,000 sq/ft office building subject to WMATA ground lease
- Acquisition, Financing, and Leasing, 1625 K Street, N.W., 121,000 sq/ft office building
- Acquisition, Financing, Leasing, and Disposition, 1350 Eye Street, N.W., 381,000 sq/ft office building

Multifamily

- Acquisition and Financing, 493 units, Fairfield Crossing Apartments, 7703 Lee Highway, Falls Church
- Acquisition, Financing, and Development, luxury condominium building, 4990 Fairmont, Bethesda

- Negotiation of a $76,000,000 two-tiered loan for the acquisition of newly subdivided land and the development and construction of a 624-bed student housing building with ground-level retail known as Midtown Row, located adjacent to the College of William and Mary in Williamsburg, Virginia

Hotel

- Hotel Joint Venture and Mixed-Use Development, City Market at O, 880 P Street, N.W., 182-room hotel within a 1,000,000 sq/ft project
- Hotel Development and Financing, Homewood Suites, Dulles International Airport, 2185 Fox Mill Road, Herndon
- Acquisition and Financing, Gaithersburg Hilton, 620 Perry Parkway, Gaithersburg
- Lord Baltimore Hotel, 20 W. Baltimore St., Baltimore, Maryland
- Acquisition, Financing, Management Agreement, and Franchise Agreement for a Marriott-flagged 96-room hotel in North Charleston, South Carolina
- Acquisition, Financing, Management Agreement, and Franchise Agreement for a newly constructed 96-room Fairfield Inn and Suites in downtown Pittsburgh, Pennsylvania
- Acquisition, Financing, Management Agreements, Franchise Agreements, and Disposition of a Spring Hill Suites and a Home2 Suites located adjacent to each other in Winston-Salem, North Carolina
- Negotiation of ground lease financing for capital from Twain Financial Partners for the renovation and repositioning of a 388-room Sheraton in Brookfield, Wisconsin

Development

- Acquisition, Financing, and Development, Tysons Central, Silver Line, Rt. 7 and Rt. 123, 1,500,000 sq/ft mixed-use project including apartments, office, hotel, and retail

- Acquisition, Financing, and Development, Rutherford Crossing, 151 Market Street, Winchester, 400,000+ sq/ft shopping center
- Acquisition of a Washington, D.C. office building intended for residential conversion, 1201 Connecticut Avenue
- Acquisition and Financing, 1801 E. Main Street, Richmond, Virginia
- Acquisition and Financing of a retail building to be converted to residential units using timber construction, 29-33 Crown Street, New Haven, Connecticut
- Acquisition, Financing, and Development, The Swift, Petworth, Washington, D.C., 62,400 sq/ft grocery store and 220 multifamily units

Retail

- Acquisition and Financing, BJ's Wholesale Club, 6607 Wilson Blvd., Falls Church
- Purchase and CMBS loan assumption of The Shops at Greenwood Village, a 209,953 sq/ft shopping center in Greenwood Village, Colorado
- Purchase, Financing, and Redevelopment of a 249,895 sq/ft neighborhood shopping center in Williamsburg, Virginia
- Ground Lease Purchase and Financing of Cromwell Fields, a 233,885 sq/ft shopping center in Glen Burnie, Maryland
- $24,000,000 CMBS Refinance of Heritage Square, a 188,000 sq/ft regional retail center in Granger, Indiana
- Purchase and CMBS loan assumption of Hollinswood Shopping Center, a 112,581 sq/ft shopping center in Baltimore, Maryland
- $55,000,000 Life Company Refinance of Potomac Place, a 79,438 sq/ft shopping center in Potomac, Maryland

Industrial

- Acquisition, Financing, and Leasing, single-tenant industrial, 3-5 Opportunity Way, Newburyport, Massachusetts

- Acquisition and Financing, single-tenant industrial, 5834 Richard Street, Jacksonville, Florida

Recognition

- The Daily Record's Managing Partners Honoree, 2026
- The Best Lawyers in America®, 2008-2026
- The Daily Record's Power 100 List, 2022-2025
- Joseph Wharton Award Honoring Leading Wharton Alums, 2023
- Maryland Bar Foundation, Fellow
- Martindale-Hubbell AV Preeminent Rating