

Justin G. Mapes | Partner
Hospitality

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Justin Mapes is a member of Blank Rome's Real Estate practice group. He also has vast experience in hospitality and finance matters.

Justin focuses his practice on real estate and commercial transactions with an emphasis on the financing, acquisition, development, management, and disposition of commercial real property, including multifamily properties, mixed-use developments, retail shopping centers, healthcare and medical office building developments, condominium projects, and hotels.

Justin has represented major financial institutions, specialty lenders, and borrowers in numerous lending transactions, loan workouts, loan modifications, acquisition financing, mezzanine debt, remedy enforcement, and foreclosures involving a wide variety of collateral.

Justin routinely guides clients through the material business and legal issues in complex transactions, including commercial leasing, joint venture negotiations, operating agreements, construction contracts, agreements with design professionals, license and management agreements, and franchise agreements. Additionally, he has extensive experience advising clients on matters impacting or relating to operations of hotels and resorts in a variety of matters, such as dispute resolution, leasing, event contracts, and negotiating a wide range of supplier/vendor agreements, including contracts with online travel companies and sales intermediaries.

Previously, Justin served as deputy general counsel at an industry-leading hotel management, investment, technology, and development firm based in New York and Dallas. He was responsible for the legal affairs of the hotel management and

investment platforms in connection with the acquisition, management, and operation of approximately 400 hospitality assets located across the United States, Mexico, Caribbean, Central America, and Europe.

He also served as vice president and associate general counsel at a leading global investment banking, securities, and investment management firm, managing and supervising the legal affairs of the Portfolio Management, Real Estate, Loan Asset Management, and Specialty Lending Group divisions.

Prior to his work in-house, Justin spent more than eight years in private practice in Dallas, where he garnered significant general real estate and corporate finance experience.

Select Engagements

- Representation of a lender in connection with \$150 million credit facility secured by a portfolio of 22 branded hotel properties.
- Representation of a commercial mortgage-backed securities (“CMBS”) loan servicer in its negotiation of a deed-in-lieu transaction for a portfolio of 20 hotels, including the negotiation of new franchise agreements.
- Representation of a national healthcare company in connection with the sale/leaseback of multiple medical office buildings.
- Representation of a major hospitality brand in connection with project developments and hotel management agreements.
- Representation of multiple hotel management companies in connection with the negotiation of various hotel management agreements and ancillary agreements.

Admissions

- New York
- Texas

Memberships

- College of the State Bar of Texas
- Leadership Dallas Class of 2023, Dallas Regional Chamber
- Texas Real Estate Council
- Texas General Counsel Forum

Education

- University of Texas School of Law, JD, with honors
- University of Texas at Austin, BBA
- University of Texas at Austin, MPA

Recognitions

- 2025, listed in *The Legal 500 U.S. City Elite*
- 2008–2009, Texas “Rising Star” in Real Estate, listed by *Super Lawyers*®