

# BLANKROME

Mary Ann Knoeckel | Of Counsel  
Real Estate

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Mary Ann Knoeckel advises clients on a broad range of commercial real estate matters on a national basis. Her clients include:

- Privately-held and public companies
- Real estate investment funds
- Private equity firms
- Nonprofit corporations
- High-net-worth individuals

Mary Ann counsels her clients in areas such as:

- Acquisitions, dispositions and leasing of multi-tenant office and industrial properties, and triple net leased properties
- Ground, office, industrial, and retail leasing on behalf of landlords and tenants
- Design and construction agreements
- Real estate aspects of mergers, stock purchases, and other corporate transactions

## Outside The Firm

Mary Ann is married with a daughter and two dogs, a Labrador retriever and a Lab mix rescue. She enjoys travel and has circled the globe. She loves hiking, gardening, and generally being outdoors, and has loved distance running, having completed eight marathons and two additional marathon distance runs. Mary Ann regularly volunteers with her church veterans ministry and in her community.

## Select Engagements

- 540,000 square foot lease of build-to-suit headquarters in New Jersey on behalf of national liquor distribution company tenant.
- 500,000 square foot lease of build-to-suit regional headquarters in Maryland, 450,000 square foot lease of build-to-suit regional headquarters in Denver, and 282,000 square foot lease of build-to-suit distribution center, all on behalf of national liquor distribution company tenant.
- Multiple leases of office and studio space in several states for national television news company tenant.
- Master ground lease of five major shopping center properties in multiple states for national retail REIT.
- Lease modification, architect's agreement, and construction contract regarding construction of state of the art conference center by non-profit organization on leased high-visibility federal property.
- Sale and leaseback of 150,000 square foot industrial property in Pennsylvania on behalf of national communications services company.
- Sale and leaseback of 260,000 square foot industrial property in Ohio on behalf of national food service equipment company.
- Lease, room use, and related agreements with respect to location of client high end spa on internationally renowned hotel resort property in Florida.
- Acquisitions and leases of triple net industrial properties and multi-tenant office properties across the country for real estate investment trust buyer/landlord.

## Admissions

- District of Columbia
- Hawaii

## Memberships

- American Bar Association
- District of Columbia Bar Association
- Hawaii State Bar Association

## Education

- University of Hawaii, BBA
- University of Texas School of Law, JD

## Recognitions

2020–2021, listed in Capital Pro Bono Honor Roll

## Professional Activities

Mary Ann is a member of the American Bar Association's Business Law and Real Property, Probate and Trust Law Sections; the District of Columbia Bar Association's Real Property Section; and the Hawaii State Bar Association's Real Property Section.