



NICHOLAS N. DYER

PARTNER

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Nicholas Dyer, a partner in the Financial and Real Estate Services practice group, advises clients with their complex and unique real estate transactions, including sales and acquisitions, commercial leasing, lender and borrower-side institutional and private financing, and property development projects. Nicholas is honored to serve clients ranging from Fortune 500 multinational entities to regional midmarket and local small businesses and nonprofit organizations. In all representations, Nicholas' overarching objectives are to understand and accomplish his clients' objectives and close the deal.

Nicholas played a key role in representing a Fortune 100 company's tenant-side leasing operations of a marquis office and research and development space exceeding \$100 million in base rent as well as numerous other strategic locations ranging from luxury retail centers to corporate office parks. Similarly, Nicholas has represented both landlords and tenants in leases ranging from commercial offices, industrial manufacturing and materials processing including a tenant's lease for small-scale mining operations, emerging technologies, warehouses and storage facilities, and restaurants. He understands that all tenants and landlords have their own unique needs based on the space, location and type of business that require thoughtful consideration during all stages, from term sheets to termination rights.

Nicholas' experience in sales and acquisitions also spans multiple industries and sales prices ranging from \$500 million multi-site portfolio sales down to \$1 million or less raw land. Recent signature transactions include serving as counsel for a Canadian company in its first United States acquisition of a Freddie Mac-financed, multifamily project located in Colorado; representing a university in the sale of its historic, 13-building, 25-acre Denver, Colorado campus; and advising developers with complex projects, including residential and mixed-use developments. Other representative transactions include: the sales of a national bank's branch locations across the United States; acquisitions and sales of multifamily housing and assisted living facilities across Colorado; dispositions of multi-story commercial office buildings; development and sales of hotels and recreational youth camps; indoor and outdoor storage facilities, and more. He has also been fortunate enough to represent buyers and sellers both directly and through the clients' wealth management advisors of luxury real estate in Vail, Beaver Creek, Boulder and other Colorado markets with purchase prices up to \$10 million per home.

Nicholas also serves as primary and local counsel for complex real estate financing transactions for both lenders and borrowers. Nicholas' lending experience includes representing organizations ranging from insurance company real estate portfolios and national and local banks down to private lenders ranging from \$225 million to \$1 million

SERVICES AND INDUSTRIES

Real Estate

Real Estate, Development,

Construction

Commercial

Corporate

ADMISSIONS

Colorado

Utah

per transaction. Notable borrower-side representations have included structuring a modular line of credit under a master loan agreement for an urban residential developer to draw upon to finance current and future projects while minimizing cross-project default liability, the acquisition of a historically protected building and its conversion to a luxury hotel, charter school campuses, medical services buildings, and others.

BACKGROUND

Prior to joining Armstrong Teasdale, Nicholas served as director of a full-service Denver law firm.

EDUCATION

- Harvard University (J.D., 2008)
- Utah State University (B.A., *magna cum laude*, 2004)
 - English

PROFESSIONAL ACTIVITIES

- Colorado LGBT Bar Association
- The National LGBTQ+ Bar Association
- LGBT & Allied Lawyers of Utah
- Utah Bar Association – Real Property Section
- Colorado Bar Association – Real Property Section

CHARITABLE AND CIVIC INVOLVEMENT

- 5280 High School (Director, 2018-2020)
- Fire Foundation of Colorado Springs, Founding Director and Outside Counsel (2015-2017)
- Community Prep School, Director (2016-2017)
- Urban Peak Colorado Springs, Director (2014-2017)
- Leadership Pikes Peak, Class of 2013