



Jonathan S. Gross

Member

Santa Monica

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Jonathan focuses his practice primarily on commercial real estate, including entity formation, major office and retail leasing, construction, and design agreements; service, engineering, consulting, and management agreements; brokerage agreements; title insurance; real estate secured lending; purchase and sale of developed and undeveloped property; reciprocal easement agreements and covenants, conditions, and restrictions (CC&Rs); ground leases; and fine art commission agreements.

His clients have included the Bayside District Corporation, Commonwealth Partners, The Equitable-Nissei Figueroa Company, Lend Lease Real Estate, Maguire Properties, and Thomas Development Partners.

Jonathan received his bachelor's degree, *magna cum laude*, from Amherst College and his law degree from Stanford Law School.

Experience

Represented the developer of a 900-acre parcel in West Los Angeles, including documentation of various easements for access, utilities, and conservation requirements.

Represented various owners/developers in connection with major projects in downtown Los Angeles, including Library Tower, Wells Fargo Center, and Gas Company Tower, handling reciprocal easement agreements, access easements, utilities relocation, shared central plant agreements, and shared parking.

Represented entities owned by a vertically integrated office investor in restructuring a national co-work space tenant's obligations under leases in two separate office projects -- one in Philadelphia and one in Pasadena, Ca. -- to provide cash flow relief necessitated by circumstances related to COVID-19.

Represented the managing member and 50 percent equity investor in an Opportunity Zone development of a student housing project, with related retail, in a unique transaction that combined Opportunity Zone tax advantages, educational non-profit participation, financing from a national bank, and subordinate financing from a local development fund.

Represented a joint venture as owner in connection with an office lease including 46,101 sq. ft. on penthouse floors of two buildings in "The Enclave" project in San Diego. This representation included handling the structuring, drafting, and negotiation of the office lease and all lease-related documents.

Represented the property owner in connection with the structuring and documentation of a master lease for office space in Center City, Philadelphia. The leased space is intended to showcase the office tower's ability to provide modern work environments for tenant prospects.

Assisted a nonprofit client, which manages public spaces for the City of Santa Monica, Calif., with the development of a licensing program for vendors in a high-volume visitor center and tourist traffic area directly across from the iconic Santa Monica Pier. This representation included structuring the form of agreement and documenting the first licenses to vendors, consistent with underlying agreements with the City of Santa Monica.

Practice Areas

- Real Estate
- Real Estate Finance
- Business
- Real Estate Development

Industry Sectors

- Real Estate & Construction

Education

- Stanford University Law School, J.D., 1980
- Amherst College, B.A., *magna cum laude*, 1977

Bar Admissions

- California

Affiliations

California State Bar Association

Los Angeles County Bar Association, Real Property Section

Outside Counsel, Downtown Santa Monica, Inc.

Building Owners & Managers Association of Greater Los Angeles

Los Angeles Headquarters Association

Board of Directors, Santa Monica Pier Restoration Corporation, 1996 - 2004

Awards & Honors

- Best Lawyers in America, 2007-2025
- Southern California Super Lawyer, 2006-2020, 2022-2023
- AV Preeminent Rated, Martindale-Hubbell
- Chambers & Partners, USA 2014
- "California's Top Real Estate Transactional Attorneys of 2013," *Los Angeles Daily Journal*, 2013
- "Who's Who in Law: Angelenos to Know in Real Estate Law," *Los Angeles Business Journal*, 2013
- "California Dealmaker," *Commercial Real Estate Journal*, 2008-2009

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Represented the seller in the multi-million dollar sale of a National Basketball Association (NBA) team and arena held in partnership with others.

Handled the purchase and sale/leaseback of parcels of land in downtown Los Angeles for the development of a major office and retail complex.

Closed permanent financing loans for a 54-story office tower in downtown Los Angeles, and a 12-story building in the Mid-Wilshire District of Los Angeles.

Handled the sale of interests in a retail complex and marina in Huntington Beach, Calif.

Prepared and finalized art commission agreements with internationally recognized artists for inclusion of artworks in projects in downtown Los Angeles, Beverly Hills, and Pasadena.

Handled title insurance review and documentation for a 900-acre parcel in West Los Angeles.

Represented the landlord in the relocation of an office space tenant from approximately 15,000 sq. ft. of space in one building to another in the project, reducing the size of the premises and extending the lease term.

Represented a corporate biotech tenant in the extension of its entire building (29,221 rentable sq. ft.) lease, requiring the landlord to install a solar electricity system and retrofit the HVAC system, and restructuring payments for utilities and other services.

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