

Timothy P. Schwartz

Partner

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PRACTICE AREAS

- [Commercial Real Estate](#)
- [Litigation](#)
- [Business Law](#)
- [Estates, Trusts & Probate](#)
- [State & Local Entities](#)

EDUCATION

- Georgetown University Law School, *cum laude*, J.D. 1985
- University of Maryland, *magna cum laude*, B.A. 1981

BAR ADMISSIONS

- Maryland, 1985
- District of Columbia, 1986
- Virginia, 1986
- U.S. District Court for the District of Maryland, 1987

RELATED NEWS

- [BBS&G Featured in Bethesda Magazine's "Ask the Attorneys" Profile Section](#)

Overview

Timothy (Tim) Schwartz has more than 30 years of experience representing clients in commercial real estate transactions and general business transactions. He is the co-chair of the firm's commercial real estate practice group.

Mr. Schwartz's practice focuses on the representation of clients in transactions related to various types of commercial real estate assets, including office, retail, industrial, multifamily, and mixed-use properties, as well as unimproved land. He routinely drafts, negotiates, interprets, and enforces commercial leases, assignments, and amendments; ground leases; purchase and sale agreements; development agreements; management agreements; licensing agreements; loan term sheets and documents; operating agreements; and closing documents. He counsels clients in connection with portfolio transactions, 1031 exchanges, transit-oriented developments, public-private partnerships, due diligence, and corporate formation and restructuring incident to commercial real estate transactions. Mr. Schwartz also advises commercial real estate landlords in connection with commercial lease disputes, defaults, modifications, workouts, cures, remedies, and litigation. His clients include publicly traded companies, real estate investment trusts, governmental and quasi-governmental agencies, and a wide variety of other commercial real estate developers and property owners.

Mr. Schwartz also has substantial experience with general business transactions. He routinely assists clients with the purchase and sale of businesses, the formation of business organizations, and the negotiation, interpretation, and implementation of articles of incorporation, corporate bylaws, limited liability company (LLC)

agreements, and partnership agreements. He also counsels business clients in connection with their day-to-day legal issues.

Mr. Schwartz has been recognized by *Best Lawyers* (Washington, D.C.), *Super Lawyers* – Commercial Real Estate and Business (Washington, D.C. and Bethesda, MD), *Lawyers of Distinction*, *The American Registry's Top Attorneys in Maryland*, and is rated AV Preeminent by Martindale-Hubbell.

Representative Experience

- Representing a publicly-traded company in connection with the leasing of more than 16 million square feet of office, retail and industrial properties .
- Representing a local developer in connection with the assembly of \$30 million in real estate in order to entitle the property for a \$150 million mixed-use development.
- Successfully defended a large real estate developer in Washington D.C. by winning summary judgment on all claims, including fraud.
- Successfully represented clients in several transit-oriented developments involving partnerships with state and local governments and private developers for mixed-use projects.
- Prepared all leasing documentation for a client that acquired a 13-building portfolio of flex and industrial properties.
- Restructured a legacy limited partnership with multiple levels of partners into a limited liability company in order facilitate a joint venture for a \$120 million mixed-used development.

Professional Affiliations

- Fairfax County Bar Association, 1986
- Montgomery County Bar Association, 1985
- Maryland State Bar Association, 1985
- Virginia State Bar Association, 1986
- District of Columbia Bar Association, 1987
- International Council of Shopping Centers, 1998

Honors

- 2019 Judicial AV Preeminent Rating in both legal ability and ethical standards.
 - 2019 Best Lawyers in Washington D.C.
 - 2019 Washington D.C. and Bethesda MD Super Lawyer for Commercial Real Estate and Business
 - 2019 Lawyers of Distinction
 - 2019 Top Attorneys in Maryland by The American Registry
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