



Jon E Nealer

ASSOCIATE

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OFFICE Denver

Jon is an attorney in Ireland Stapleton's transactional real estate practice group with a deep knowledge in commercial leasing and acquisitions and sales. He has represented clients ranging from a national telecommunications company to an international real estate investment trust with a market value of nearly four trillion dollars. Jon's experience representing both tenants and landlords allows him to offer perspectives from each side of a deal, resulting in agreements that most advantage the client while retaining solid working relationships with the other parties. He has assisted clients in complex leasing negotiations for properties across the country involving large industrial sites, office spaces, retail stores and condominiums.

Jon also has extensive experience in the purchase and sale of real property in Colorado and across the country, handling all stages of transactions, including buy-sale contract drafting and negotiations, due diligence, and closings.

Prior to joining Ireland Stapleton, Jon worked for several other Denver law firms, including Kutak Rock LLP. Before moving to Colorado, Jon was a water quality compliance officer with the Texas Commission on Environmental Quality.

Legal Experience

LEGAL EXPERIENCE

Kutak Rock LLP, Denver, CO

Associate Commercial Real Estate Attorney, February 2022 – December 2023

- Represented publicly traded real estate investment trusts, including STORE Capital Corporation, a REIT with a focus on sale-leaseback transactions and a portfolio of over 3,000 property locations with an estimated 3.9 trillion-dollar market value.
- Coordinated with clients to efficiently draft and negotiate purchase and sale agreements, NNN master leases, and various closing documents for transactions involving multiple-property portfolios.
- Performed due diligence for multi-property transactions, including large industrial sites, mental health and rehabilitation facilities, condominiums, and movie theaters.
- Prepared and negotiated post-closing documents, including lease amendments and assignments, subleases, easements, non-disclosure agreements and collateral agreements.

Mastin Bergstrom LLC, Centennial, CO

Associate Commercial Real Estate Attorney, January 2021 – February 2022

- Represented clients in the leasing, selling and acquiring of various commercial properties with a focus on dentist, medical doctor, and veterinarian practices.
- Handled all aspects of sale and purchase transactions, including communicating with clients, title companies, brokers and opposing lawyers; title review; drafting and reviewing sales contracts and closing deliverables.

Covid19 Eviction Defense Project, Denver, CO

Commercial Real Estate Attorney, July 2020 – January 2021

- Negotiated with landlords and drafted rent repayment agreements and lease amendments to prevent evictions.
- Drafted various motions and other court documents and communicated with counsel to prevent or delay evictions.

Practice Areas

Real Estate

Bar Admissions

- Colorado

Education

University of Colorado Law School,
Boulder, CO, Juris Doctor, 2016

Texas State University, San Marcos, TX,
Master's in Applied Geography, 2010

Western Michigan University,
Kalamazoo, MI, Bachelor of History,
Secondary Education, 2004



Fisher & Fisher, PC (formerly Fisher & Suhr, P.C.), Denver, CO

Associate Commercial Real Estate Attorney, March 2018 – July 2020

- Represented Charter Communications Inc. in the leasing, selling, and acquiring of a range of property types, including retail stores, office buildings, hub sites, and communications towers.
- Negotiated and drafted commercial leases, lease amendments, SNDAs, estoppels and related documents for landlords and tenants for Charter Communications Inc. and a range of other national and local clients.
- Directed commercial real estate acquisitions and sales for properties across the country, including the drafting of purchase and sale agreements and performing title policy review.
- Worked directly with Charter Communications Inc. executives, in-house counsel, and construction teams; brokers; title companies and lenders throughout all stages of various real estate transactions.
- Assisted in the sale of a portfolio of properties in the RiNo district of Denver valued at over \$100 million.

8th Judicial District, Colorado State Courts, Fort Collins, CO

Judicial Clerk to the Honorable Julie Field, April 2017 – March 2018

1st Judicial District, Colorado State Courts, Golden, CO

Judicial Fellow to the Honorable Jeffrey Pilkington, October 2016 – April 2017