



Richard A. Moore

PARTNER

richard.moore@
pacificallawgroup.com
P. 206.245.1736

PRACTICE AREAS

Real Estate

Rich Moore counsels public and private clients in commercial leasing and real property transactions. His practice includes the representation of landlords and tenants in complex retail, office, industrial, telecommunications, life sciences, and other specialty leases.

Rich serves as leasing counsel to some of the top institutional landlords in the country, overseeing a portfolio of over 5,000,000 rentable square feet in the Puget Sound region. He represents several national, publicly traded corporations in leasing key office, warehouse, distribution, data center, and telecommunications facilities across the country. He additionally has experience representing public and private entities in significant ground lease, infrastructure and other real estate transactions related to developing and operating various commercial and public facilities.

Rich's practice includes representing buyers and sellers in the evaluation, financing, acquisition, development, and sale of real property; handling easements, licenses, consultant contracts, and service agreements; advising landlords and tenants on lease disputes; and representing owners and developers in negotiating the full range of contracts essential to the design and construction process. He is a frequent chair and speaker at real property and commercial leasing seminars and classes.

Rich has been selected for inclusion in numerous top lawyer lists, including Chambers and Partners USA, Best Lawyers, and Super Lawyers. Chambers and Partners (USA, 2018) notes that "Practice co-head Richard Moore advises both public and private clients on a wide range of real estate transaction types, being especially active on behalf of major institutional landlords. Peers respect him as 'a very highly qualified attorney and a guru on leasing,' while clients welcome both his 'responsive and well-tempered' demeanor and his 'really practical advice and good solutions.'"

Rich lives on Bainbridge Island. He enjoys fly fishing, gardening and spending time with his three children.

Bar Admissions:

- Washington

Education:

- Hamilton College, B.A., Psychobiology
- University of Connecticut, J.D., with honors

Honors:

- Selected for *Chambers and Partners, USA*, in Real Estate in Washington, 2018-2024
- Selected for *Washington Super Lawyers*, 2004-2023
- Selected for *Washington Rising Stars*, 2001-2003
- Selected for inclusion in *The Best Lawyers in America*, in the field of Real Estate Law, 2010-2024
- Named in "Leader in Their Field," *Chambers USA*, 2010-2013

Speaking Engagements & Presentations:

- Co-Chair, Annual Advanced Conference on Commercial Real Estate Leases, Law Seminars International (LSI), 2005-2020
- Lease Drafting and the Condemnation Process, The Seminar Group's 6th Annual Eminent Domain Conference, Seattle, May 12-13, 2016
- Issues in Assignments and Subletting, WSAMA Annual Spring Real Estate Seminar, Seattle, 2011
- Instructor for Law & Risk Management course offered to up-and-coming commercial property managers through the Seattle chapter of BOMA, 2004-2016
- Co-Chair, Practical Advice and Topics for Today's Issues, Real Estate Law Toolbox, 2010
- Special Use Leasing, Higher Education Real Estate Lawyers (HEREL) Conference 2007, Seattle, September 27, 2007
- Co-Chair, Real Property, Probate and Trust Section Midyear Seminar, Washington State Bar Association, Washington, June 8-10, 2007
- Chair, Advanced Concepts in Leasing, Building Owners & Managers Association (BOMA) Seattle/King County, Seattle, September 28, 2006
- Real Estate Transactions - Handling Corporate Purchases, Sales and Leases (A Comprehensive Tour of Key Legal Areas for Corporate Counsel), LSI, Seattle, March 13-14, 2006

Community Involvement:

- Member of Building Owners and Managers Association (BOMA Seattle)

Professional Organizations:

- Former board member of WSBA RPPT section
- King County Bar Association

Representative Matters:

- Represents public and private institutional landlords with leasing, managing, and enforcing numerous office, warehouse, retail, industrial, biotechnology, and other spaces in various buildings and projects in Seattle and throughout Puget Sound (spaces ranging from approx. 1,000 sq. ft. to 500,000+ sq. ft.), including sites in Seattle, Kent, Kirkland, Tacoma, Bellevue, SeaTac, Renton, Fife, Auburn, Redmond, and Bothell
- Represents private (non-institutional) landlords on office, industrial, and retail projects and centers throughout Washington

- Represents publicly traded companies in leasing office, data center, warehouse, distribution, and telecommunications facilities in numerous locations across the U.S. (spaces ranging from approx. 1,000 sq. ft. to 1,000,000 sq. ft.); represents the same companies with disputes under such leases
- Represents biotechnology and life science companies (tenants) in leasing and improving office and laboratory space
- Represents public and private entities in negotiating ground leases for retail, medical, recreational, office and other projects
- Represents public entities in managing and developing public projects
- Represents private property owners in negotiating access easements and licenses
- Represents commercial landlords and tenants in various disputes, including disputes regarding payment of rent and CAM expenses; mold issues; repair/maintenance issues; relocation of tenant at landlord's request; work-outs; and terminations