








George K. Kaai Partner

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“I strive to provide responsive service to our clients and ensure that each transaction is thoroughly and efficiently handled from origination through closing. My unique life experiences, and proud Native Hawaiian upbringing and heritage, fuel the level of attentiveness and judgment I bring to each of my client’s business endeavors.”

George Kaai focuses his practice on real estate and finance matters. He primarily represents institutional landlords and other property and business owners in connection with various real property matters, as well as banks, credit unions and other financial institutions in connection with financing matters and corporate diligence issues.

In his real estate practice, George documents and negotiates leases for office, retail, and industrial space throughout the Pacific Northwest, and purchase and sale agreements for various types of improved and unimproved property. He advises clients on issues relating to clearing title and other matters to permit public transit-oriented and other commercial development in western Washington.

In his finance practice, George documents and negotiates a variety of real estate finance and other commercial secured transactions. His finance work includes representing lenders extending credit to borrowers in a number of industries such as agriculture, timber, and hospitality. George is adept in market trends relating to standard loan covenants, representations, and other provisions.

Professional Activities

- King County Bar Association, member
- Washington State Bar Association, member

Representative Experience

Real Estate

- Represented institutional asset management company, as landlord, in connection with the lease of approximately 60,000 rentable square feet of warehouse and office space in Kent, Washington, to start-up exercise equipment and media company.

Education

J.D., Seattle University School of Law, *summa cum laude*, 2016

- Executive Editor, *Seattle University Law Review*

B.A., University of Puget Sound, *cum laude*, history, 2012

Bar Admissions

Washington, 2016

- Represents real estate investment and development firm in connection with retail and office leases throughout Washington and Oregon, including a lease for nearly 62,000 of retail and office space to a rental management company in the Pearl District in Portland, Oregon.
- Represented landlord in connection with the lease of approximately 10,500 square feet of retail space in Gig Harbor, Washington, to a national retailer of beauty products.
- Represented institutional asset management company, as landlord, in connection with the lease of approximately 90,000 square feet of office space in Bellevue, Washington, to a telecommunication company.
- Represented international provider of temperature-controlled logistics solutions in \$11.5 million sale/leaseback transaction involving two warehouse buildings on the Seattle, Washington, waterfront.
- Represented property owner in connection with \$58 million sale of shopping center in Gig Harbor, Washington.
- Represented tenants-in-common in connection with the \$15 million sale of residential apartment building in Seattle, Washington.
- Represented real estate investment and development firm in connection with the termination of a long-term master lease with a private university for a student-housing building in San Diego, California.

Financial Transactions

- Represent owner and operator of vehicle dealerships in Seattle, Washington, in connection with acquisition and financing of real property in Seattle, Washington.
- Represented financial institution on \$13 million term loan facility secured by commercial office building in Bellevue, Washington.
- Represented national banking association in connection with \$60 million syndicated, multi-currency credit facility.
- Assist in drafting and negotiating various workout and payoff agreements (including facilities in excess of \$100 million secured by real properties in Washington, Oregon, and California) on behalf of national banking association.
- Draft and negotiate loan documents, and advise financial institution client, in connection with a variety of term and revolving loans, secured and unsecured, to borrowers in agricultural industry.
- Represented national banking association in connection with restructuring of \$35 million revolving credit facility secured by real property and various marine vessels.
- Drafted and negotiated documents on behalf of a domestic bank, as agent and lender, in connection with the restructuring of \$115 million syndicated credit facility.
- Draft and negotiate credit agreement and ancillary loan documents on behalf of lender in connection with \$57 million credit facility.

Publications

- "Oregon Imposes Statewide Moratorium on Commercial Evictions," Miller Nash Graham & Dunn, *From the Ground Up* (Apr. 2020)
- "Strategies for Commercial Landlords to Manage Tenants in COVID-19 Distress," Miller Nash Graham & Dunn, *From the Ground Up* (Mar. 2020)

Presentations

- "Considerations for E-Signing in Real Estate Transactions," Washington State Bar Association's 2022 Real Property and Trust Section Midyear Meeting and Conference (June 2022)
- "Defending the Rights of Native Prisoners," Washington State Bar Association Indian Law Section, Hot Topics in Indian Law Seminar (June 2017)

Recognition & Honors

- Selected for inclusion in Best Lawyers: Ones to Watch
 - Banking and Finance Law, 2022
 - Real Estate Law, 2022
- Selected for inclusion as a Washington Super Lawyer—Rising Stars, 2019-present