



John M. Sharp

 Partner

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“I earn clients’ trust by applying a practical, results-oriented approach to their legal and business needs. Whether I’m working with multinational companies, midsized businesses, or individuals, I pride myself on delivering effective and efficient representation that is appropriate for each unique circumstance.”

John Sharp is a partner on the firm’s real estate and business teams. He represents purchasers, sellers, developers, property managers, landlords, and tenants in commercial real estate transactions related to ownership, management, acquisition, disposition, and leasing. John has extensive experience representing clients in transactions involving office, retail, industrial, ground, and cannabis leases; purchase and sale agreements; easements and licenses; title matters; and due diligence and financing. He also represents clients in residential real estate transactions.

Before joining the firm, John practiced at Fifth Avenue Law Group in Seattle. His background also includes working in private practice as a civil litigator and serving as in-house counsel for PACCAR Financial Corp. While in law school, John externed for the Honorable Diarmuid F. O’Scannlain, United States Court of Appeals for the Ninth Circuit (Portland). Immediately following law school, from 1990-1992, John clerked for Chief Judge William D. Browning, United States District Court for the District of Arizona (Tucson).

Professional Activities

- Washington State Bar Association
 - Real Property, Probate & Trust Section
 - Executive Committee, Real Property Council Member, 2022-2024
 - Editorial Board, Real Property, Probate & Trust Section Newsletter, 2008-2012
- Law Clerk, U.S. District Court for the District of Arizona, Hon. William D. Browning
- Summer Extern, U.S. Court of Appeals for the Ninth Circuit, Hon. Diarmuid F. O’Scannlain

Education

J.D., University of Oregon
School of Law, 1990

- Associate Editor,
Oregon Law Review

B.A., Pomona College,
1985, philosophy

Bar Admissions

Washington, 1990

Civic Activities

- Linbrook Owners Association, board president
- Eastside Preparatory School, board of directors
- The Forgotten Children's Fund, past volunteer
- Bellevue West Little League, past board member
- Seattle Aquarium Society, past board member
- Pacific Crest Outward Bound School, Washington Advisory Committee, past member
- KUOW/KCMU (now KEXP) Public Radio, past advisory board member

Representative Experience

Commercial Real Estate Purchases & Sales

- Represented an international provider of temperature-controlled logistics solutions in the purchase of two warehouse buildings on the Seattle, Washington, waterfront, for a purchase price of \$11.5 million.
- Represented a federally recognized Indian tribe in the purchase of 858 acres of forestland in Pacific County, Washington, for a purchase price of \$4.5 million.
- Represented a Canadian developer in the purchase of four parcels for development in downtown Seattle, Washington, for a combined purchase price of more than \$28 million.
- Represented a property management company in the sale of a self-storage facility in Tacoma, Washington, for a sale price of \$9.2 million.
- Represented a property management company in the purchase of an office building in downtown Seattle, Washington, for a purchase price of over \$11.5 million.
- Represented a family in the drafting and recording of a driveway and roadway easement, followed by the sale of almost 13 acres of land in Bellevue, Washington, to a private party for a sale price of \$6.9 million.
- Represented a Washington state chartered bank in the acquisition of a building in Bellingham, Washington, in which it operates a branch office, for a purchase price of more than \$4 million.
- Represented a husband and wife in the sale of an office building in Seattle, Washington, for a sale price of more than \$5.8 million.
- Represented a manufacturer of outdoor equipment in the sale of an industrial parcel in Seattle, Washington, for a sale price of almost \$8.3 million, and the purchase of four industrial parcels in Reno, Nevada, for a combined purchase price of more than \$6.2 million.
- Represented a nonprofit corporation in the purchase of a parcel for development as a camp for children with special needs in Skagit County, Washington, for a purchase price of \$3.1 million.
- Represented a family corporation and a bank in the sale of two parcels for development in Seattle, Washington, for a combined sale price of \$2.8 million.
- Represented an indoor cannabis producer-processor in the purchase of two leased parcels in Whatcom County, Washington, for a combined purchase price of \$1.68 million.
- Represented a family limited liability company in the sale of a contaminated parcel to the City of Lynnwood for a sale price of more than \$1.4 million.

Commercial Leases & Subleases

- Represented an international provider of temperature-controlled logistics solutions as tenant for the ground lease of more than 337,000 square feet of land from a port authority in Seattle, Washington.
- Represented a landlord for the lease of 10,500 square feet of space in Gig Harbor, Washington, to a national retailer of health and beauty products.
- Represented a landlord for the lease of 117,000 square feet of space to a cannabis producer-processor for indoor growing and office space in Olympia, Washington.

- Represented a manufacturer of medical ventilator equipment as tenant for the lease of 34,500 square feet of manufacturing, storage, distribution, and office space in Bothell, Washington.
- Represented a manufacturer of cosmetics as tenant for the lease of 20,200 square feet of manufacturing, storage, distribution, and office space in Snoqualmie, Washington.
- Represented a professional sports group as tenant for the lease of 5,000 square feet of exhibition and office space in Seattle, Washington.
- Represented an optometry clinic as tenant for the lease of 6,150 square feet of office, retail, and exam-room space in Seattle, Washington.
- Represented a cannabis retailer as tenant for the lease of an 11,500 square foot building in downtown San Francisco, California.
- Represented a landlord for the sublease of almost 28,570 square feet of warehouse space to a national logistics company in Kent, Washington.
- Represented a cannabis producer-processor as subtenant for the sublease for 60,000 square feet of indoor growing and office space in Elma, Washington.

Publications

- “‘Green’ Leasing: A Practitioner’s Overview,” Washington State Bar Association, *Real Property, Probate & Trust Section Newsletter* (Summer 2009)
- “Purchase and Sale of Residential Real Estate,” *Washington Real Property Deskbook* (4th ed.), coauthor (2009)
- “The Washington Condominium Act,” *Washington Real Property Deskbook* (4th ed.), research assistant (2009)