



Jessica A. Cohen

Partner

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“Clients value my practical guidance, business acumen, efficiency, and responsiveness.”

Jessica Cohen focuses her practice on real estate transactions including purchases, sales, leasing, financing, and refinancing. With a strong background in affordable housing, senior housing, and healthcare, as well as industrial, agricultural, and office properties, Jessica brings a diverse range of knowledge and expertise to every client matter.

She understands the importance of efficiency, responsiveness, and communication in building successful client relationships. In every transaction, Jessica works closely with clients to help achieve their business goals. Whether drafting and negotiating agreements – including purchase, sale, and closing documents – or handling commercial financing transactions, she ensures a seamless process.

Prior to joining Miller Nash, Jessica practiced for nearly six years at an Am Law 50 firm in Seattle where she focused on real estate, finance, and business transactions. Her experience also includes work as in-house counsel at a medical research nonprofit organization.

Jessica is committed to an active pro bono practice. She frequently represents small businesses and nonprofit organizations in real estate and leasing issues.

Professional Activities

- CREW, Seattle Chapter
 - Member Development Committee, 2018-2020
 - Participant, Leadership Course, 2023
- Eastside Legal Assistance Program
 - Board Member and Secretary, 2012-2015
- Washington State Bar Association
 - Real Property, Probate & Trust Committee
 - Real Property Council Director, 2025-present
 - Executive Member, 2021-2023
 - Newsletter Editor, 2019-2020
 - Newsletter Member, 2017-2019

Education

J.D., Seattle University
School of Law, *cum laude*,
2007

- Article Editor, *Seattle Journal for Social Justice*

B.A., Smith College, *cum laude*, 2001

Bar Admissions

Washington, 2007

Civic Activities

- PTA of Greenwood Elementary
 - Board Member, 2019-2022
- Kavana Cooperative
 - Board Member, 2017-2019

Representative Experience

Real Estate Acquisitions & Dispositions

- Represented banks throughout the western United States in various mergers and acquisitions (including both acquiring banks and acquired banks), including organizations with branches and operations throughout Washington, Oregon, Montana, Idaho, Utah, Nevada, and California.*
- Represented a privately held real estate investment company focused on healthcare properties in multiple acquisitions around the country.*
- Represented family investment group in purchase and financing of \$10 million dollar condominium building.*
- Negotiation of purchase and sale agreement for a nonprofit organization in the sale of its affordable multifamily housing facility and preservation of affordability restrictions.*

Affordable Housing Finance

- Represented for-profit multifamily housing developer in \$61 million-dollar tax-exempt bond and loan financing and joint venture equity investment deal for 245-unit, multi-building affordable housing project in Washington.*
- Represented for-profit developer in multifamily affordable housing acquisitions and LIHTC transfers and loan refinancing into HUD-insured loans.*
- Represented for-profit multifamily housing developer in multiple loan conversions for permanent financing.*

Healthcare Real Estate & Financing

- Represented national healthcare REIT in regulatory review for a portfolio purchase or properties across Washington.*
- Guided nonprofit healthcare organization in post-merger conveyance of 19 properties and transfer of affordable housing regulatory agreements.*
- Represented a senior housing company to sell multiple senior living properties across Washington.*
- Represented assisted living facility owner in a \$12 million-dollar refinance of a loan into HUD Section 223(f).*

Leasing

- Represented a multistate company in their industrial and warehousing leasing needs throughout Washington and Oregon.*

Real Estate Financing

- Provide Washington local counsel review of loan documents for real estate financing and local counsel legal opinion.*
- Represent joint venture in acquisition financing for nation-wide portfolio of health care facilities.*

**Prior to joining Miller Nash*

Presentations

- “Advice in Preparing for Disasters: Understanding the Impact of Casualty and Insurance Provisions in Leases,” Washington State Bar Association, Real Property, Probate, and Trust Section Midyear Meeting & Conference (May 2025)

Recognition & Honors

- Selected for inclusion in *Best Lawyers: Ones to Watch*® (Seattle, WA)
 - Real Estate Law, 2021-2025

Personal Activities

Outside of the office, Jessica enjoys skiing with her two children, hiking, and beer tasting.