



Nathaniel Levy

Partner

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"I listen to clients to accomplish their objectives in each transaction and project, while anticipating their needs and potential complications. I strive to provide prompt and careful work product, informed by thoughtful analysis."

Nathaniel Levy is on the firm's real estate and business law teams, with particular focus on serving national and community banks as well as clients in the real estate industry.

Nat regularly represents clients, including developers and public and nonprofit entities, in purchase and sale transactions and in the disposition of large real estate portfolios. In this regard, he has prepared and helped negotiate dozens of purchase and sale agreements, reviewed title reports and due diligence, and managed escrow closings. He also has considerable understanding of issues in commercial leasing, including Class A office space and cannabis retail, processing, and production, and has advised clients in specific leasing transactions and amendments as well as prepared forms for clients' repeated use. Nat has also drafted easements and other recorded real property agreements for various situations, particularly for construction, access, and utilities in connection with real property development.

Nat frequently works with both national and community banks and borrowers in real estate loan transactions. His work includes preparing and reviewing loan documents, title and survey review, drafting and negotiating ancillary documents including landlord and franchising consents and agreements, preparing opinion letters, and escrow closings.

He has also represented business clients in a variety of transactions and situations, including asset and stock purchases and sales, entity formation and governance, maritime vessel chartering and sales, and international distribution agreements. Related to these matters, Nat has reviewed due diligence materials, prepared bylaws and operating agreements, and advised on potentially applicable laws of foreign jurisdictions.

During law school, Nat served as an executive editor for the Willamette Law Review and was class valedictorian. Prior to law school, he spent three years as a civil litigation legal assistant. He joined Miller Nash in 2017 as a summer associate.

Education

J.D., Willamette University College of Law, *summa cum laude*, 2018

- Class Valedictorian
- President's Scholarship
- Executive Editor, *Willamette Law Review*

B.A., University of Oregon, history, humanities, 2010

- Dean's List

Bar Admissions

Oregon, 2018

Washington, 2025

Professional Activities

- Oregon State Bar, International Law Section, Executive Committee
 - Past Chair, 2023-2024
 - Chair, 2022-2023
 - Chair Elect, 2021-2022
 - Secretary, 2019-2020

Civic Activities

- Leadership Portland, Portland Metro Chamber, Class of 2023

Representative Experience

Real Estate Financing

- Represented a national financial institution in negotiating a revolving line of credit with a long-standing and successful real estate developer based in Portland, Oregon.
- Assisted a major Pacific Northwest-based financial institution in a range of transactions, including a \$24 million construction loan for a multifamily project, a \$40 million loan portfolio acquisition, and a real estate secured loan to a private university.
- Represented institutional lender in real estate secured loan involving more than 20 properties in several states, requiring extensive title review and preparation of multiple security instruments.
- Assisted national bank with a \$29,000,000 loan to construct a building that has been leased to a department of the Oregon government for 30 years.

Real Estate

- Represented the U.S. real estate arm of a major international conglomerate in a series of complex real estate transactions, including acquisitions involving ground leases, retail and industrial properties, and advising on title, zoning, and easement matters across a national portfolio.
- Assisted the owner of a well-known concert venue in the sale of the business to a national concert promoter, navigating a complex transition structure involving shared operations, a long-term lease, and retained ownership of the property.
- Provide ongoing real estate counsel to a national investment firm and institutional landlord, including the negotiation of multiple commercial leases across downtown Portland high-rise office towers, office parks, and mixed-use properties in Oregon and Washington.
- Drafted and aided in negotiation of lease for 35,000 square feet of Class A office space to public entity.
- Represented school district in acquisition of 60 acres for new school site in connection with tsunami-zone relocation.
- Assisted court-appointed receiver in disposition of dozens of real properties in numerous states.
- Assisted life insurance company affiliate as landlord on multiple leases in two downtown high-rise office towers.

Admiralty & Maritime

- Prepared bareboat charters and purchase and sale agreement and handled closing for eight-figure vessel charter and sale.

Cannabis

- Represented cannabis retailer in purchase of retail licenses and locations.

Publications

- “New Bill Brings Scrutiny to Foreign Donations and Contracts in U.S. Higher Education,” Miller Nash, coauthor (June 2021)
- “Revisit a Lease Form with Lessons from the Pandemic in Mind,” *Daily Journal of Commerce Oregon* (Apr. 2021)
- “Portland-Area Consumer Price Index Discontinued,” Miller Nash Graham & Dunn, *From the Ground Up*, coauthor (Mar. 2019)
- “Business Risk and Insurance Coverage,” Oregon State Bar, *Advising Oregon Business*, Chapter 48, coauthor (Sept. 2018)
- “You’re Fired, But Get Well Soon: Temporary Impairments as ADA Disabilities in Employment Cases,” 54 Willamette L. Rev. 547 (2018)
- “Tread Carefully When Considering Social Media in Admissions Decisions,” *Campus Legal Advisor*, coauthor (Aug. 2018)
- “Real Estate Case Law Update 2017,” Oregon State Bar, Real Estate and Land Use Section Annual Meeting, coauthor (Aug. 2017)

Recognition & Honors

- Selected for inclusion in *Best Lawyers: Ones to Watch*® (Portland, OR)
 - Banking and Finance Law, 2026-present
 - Real Estate Law, 2025-present
- Selected for inclusion as an Oregon Super Lawyer—Rising Star, 2023-present

Personal Activities

A lifelong Oregonian, Nat enjoys exploring every corner of the state, from backcountry to wine country. He also loves to try a new hike with his wife, run the streets of Portland in methodically-researched running shoes, and read nautical fiction.