



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 efficient, responsive communication in successful client relationships. Jessica works closely with clients in each transaction to help them achieve their business goal. 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

- 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
- Mother Attorneys Mentoring Association of Seattle
 - Board Member and Networking Committee Director, 2026-present
- CREW, Seattle Chapter
 - Member Development Committee, 2018-2020
 - Participant, Leadership Course, 2023

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 a privately-held senior housing owner selling multiple properties in Washington and Oregon, totaling \$99 million.
- Represented a privately-held senior housing owner in portfolio sale of senior communities totaling \$249 million to a national healthcare REIT.
- Represented a Canadian automobile dealership in sale of multiple Puget Sound-area dealerships, totaling \$41.3 million.
- Represented a family investment group in purchase and financing of \$10 million dollar condominium building.*
- Represented a nonprofit organization in the negotiation of purchase and sale agreement for the sale of its affordable multifamily housing facility and preservation of affordability restrictions. *

Leasing

- Represents a Washington port in extensive negotiations and drafting of a 50-year ground lease and construction development for new industrial tenant.
- Represents a professional sports team in negotiation and drafting a ground lease and transaction documents with City municipality for development of ice rink and community center.
- Represented a professional ballet organization negotiating its lease of approximately 30,000 square feet with a specialized tenant improvement buildout and allowance.
- Represented a boating company to negotiate lease for approximately 130,000 square feet of marina and yard space in Seattle.
- Represents a Canadian fitness owner with drafting and negotiating multiple leases in the Pacific Northwest, including a 40,000 square foot lease with \$3 million tenant improvement allowance.
- Represented a multistate company in their industrial and warehousing leasing needs throughout Washington and Oregon.*

Affordable Housing

- Represents a local non-profit organization in sale of property to a housing authority for affordable housing development.
- 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 assisted living facility owner in a \$12 million-dollar refinance of a loan into HUD Section 223(f).*

Real Estate Financing

- Frequently serve as Washington local counsel in review of loan documents for real estate financing and issuance of local counsel legal opinions.
- 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.