



Beatrice Bremer Lucas

Associate

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📡 fromthegrounduplaw.com

“I strive to provide responsive, thorough, and efficient legal services to clients. Above everything else, I focus on being client-centered in how I approach problems to ensure that I tailor solutions to the client’s needs.”

Beatrice Bremer Lucas focuses her practice on land use and real estate matters. She assists clients, including developers, public entities, and private land owners, with all aspects of land use permitting, including preparing land use applications, navigating the permitting process, and ensuring projects are approved consistent with applicable regulations. She also prepares and negotiates real estate documentation for development, businesses, and other clients, such as purchase and sale agreements, leases, covenants, easements, and boundary agreements. She advises clients on a myriad of issues related to development and real estate.

Before joining Miller Nash, Beatrice worked as an Assistant Attorney General for the Washington State Office of the Attorney General, and as a judicial extern for the U.S. District Court, Eastern District of Washington, where she assisted with drafting memoranda, reviewing pleadings and motions, and attending hearings. During law school, Beatrice was a member of the Regulatory and Environmental Law and Policy Clinic where she assisted clients with an appeal to the Washington Supreme Court.

Professional Activities

- Clark County Bar Association, Member
- Miller Nash Pro Bono Committee, Member
- Clark County Bar Association, Member
- Multnomah County Bar Association, Member
- Oregon Bar Association, Member
- Washington State Bar Association, Member
- International Association of Maritime and Port Executives, Maritime Port Executive Certification, 2023

Education

J.D., University of Washington School of Law, 2021

- Articles Editor, *Washington Law Review*
- Member, Regulatory and Environmental Law and Policy Clinic

B.A., University of Washington, 2017

Bar Admissions

Oregon, 2023
Washington, 2021

Civic Activities

- New Avenues for Youth, Ambassador Board Member, 2026-present
- SOAR Immigration Legal Services, Volunteer Attorney, 2025-present
- Clark County Volunteer Lawyers Program, Volunteer Attorney, 2022-present
- Office of Military and Veteran Legal Assistance, Volunteer Attorney, 2022-present
- Thurston County Volunteer Legal Services, Volunteer Attorney, 2021-2023

Representative Experience

Real Estate

- Advised a real estate development firm specializing in large-scale multi-family and mixed-use projects on complex construction and real estate financing transactions, negotiation and administration of construction contracts, and resolution of related disputes.
- Assisted in a recapitalization and refinance of a multifamily project, including bridge financing to replace the construction loan and plans for permanent HUD financing, as well as advising on land acquisition, construction, and related financing for a developer.

Publications

- “2025 Washington Growth Management Act and Housing Laws - At a Glance,” Miller Nash, *From the Ground Up* (Aug. 2025)
- “Executive Order Seeks to Bolster America’s Maritime Industry,” Miller Nash (Apr. 2025)
- “Real Estate Commission Structure Found to Violate Antitrust Law,” Miller Nash, *From the Ground Up* (Nov. 2023)
- “Wetlands Definition Watered Down: EPA Responds to U.S. Supreme Court Ruling,” Miller Nash, *From the Ground Up* (Oct. 2023)
- “Meet Me in the Middle: The New Middle Housing Bill Explained,” Miller Nash, *From the Ground Up* (Sept. 2023)
- “Vancouver Seeks to Expand Affordable Housing Opportunities,” Miller Nash, *From the Ground Up* (April 2023)
- “Opportunity to Advocate for Land Use Changes in Clark County Begins Now,” Miller Nash, *From the Ground Up* (Feb. 2023)
- “All Bets Are Off: Preempting Major League Baseball’s Monopoly on Sports Betting Data,” 96 Wash. L. Rev. 1537, Comment (Oct. 2020)

Recognitions & Honors

- Awarded the “2023 Veteran Heroes Award” by the Attorney General’s Office of Military and Veteran Legal Assistance

Personal Activities

When not working, Beatrice stays busy with her children, Jackie and Dorothy, her husband, and their many animals. She stays active with competitive figure skating but also enjoys reading whenever she has time.