



THOMAS M. LIST

Director

Real Estate

Denver

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Tom has over 36 years of experience in commercial real estate, including:

- Leasing
- Landlord/tenant
- Development
- Evictions
- Workouts
- Financing
- Bankruptcy

His clients include institutional landowners, developers, REITS, property management companies, property owners, and condominium and owner associations.

Tom has extensive experience in representing landlords and tenants in their lease negotiations. He has experience in all property types including retail, office, industrial, and mixed use. He averages nearly 250 lease transactions annually.

Tom also advises his clients regarding development, including entitlements, financing, and debt structure. He has overseen the development of numerous office and industrial parks including the governing documentation.

His practice has involved resolving title issues affecting real property. Tom has served as general counsel for the National Flood Determination Association since 1997 and is an expert in flood insurance matters.

EDUCATION

- J.D., University of Colorado
- B.A., University of Colorado

AREAS OF PRACTICE

- Real Estate

AWARDS AND HONORS

- *5280 Magazine* Top Real Estate Lawyer, 2023 – 2024
- *Best Lawyers in America*®, Land Use and Zoning Law, 2023 – 2026; Real Estate Law, 2018 – 2026
- *Colorado Super Lawyer: Real Estate*, 2021 – 2025
- *Martindale-Hubbell Rating: AV*® *Preeminent*™ (highest)
- Law Week Colorado "Barrister's Best" Real Estate Lawyer 2013 – 2014

ARTICLES AND PRESENTATIONS

- Quoted, "Colorado's Best Law Firms 2022: Real Estate Law," *Law Week Colorado*, November, 2023
- Panelist, "Legal Issues Facing the Flood Industry," National Flood Determination Association's Annual Conference, 2015 – 2017, 2022
- Quoted, "300 Days Of Sun: Why Denver Became A Mid-Law Boom Town," *Law360*, February, 2021
- Quoted, "'It Won't Be Anything Like the Normal We Experienced in 2020': Midsize Firm Leaders' Best Predictions," *Mid-Market Report*, February, 2021
- Panelist, "Living and Leading in 2020 and Beyond: Safely Leading Your Partners, Employees, and Clients in the New Covid-19 Normal, and Lessons Learned Over the Last 6 Months. Insights from Denver Thought Leaders," CBA-CLE Colorado Litigators' Summit, September, 2020
- Presenter, "A Legal Perspective on the Real Estate Industry: A Conversation on the Impacts of COVID-19," Firm Webinar, June, 2020
- Co-Author, "Evictions in the Time of COVID-19," *Colorado Real Estate Journal*, April, 2020
- Contributor, "Social Distancing, Not Social Isolation," *Law Week Colorado*, April, 2020
- Presenter, ColoradoBiz 30th Top Company Anniversary Awards Ceremony, Seawell Ballroom at the Denver Center for the Performing Arts, August, 2017
- Moderator, "Hot Topics in Retail Development," June, 2017
- Moderator, "Hot Topics in Real Estate: How Are You Affected?," August, 2014
- Co-Author, "Office Building Jigsaw Puzzle," *Colorado Real Estate Journal*, August, 2014
- Moderator, "Business in the Bakken," Panel discussion, April, 2014
- Presenter, "Evolution of the National Flood Insurance Program," National Flood Conference, New Orleans, April, 2002
- Presenter, "The Anatomy of a Flood Claim," National Flood Determination Conference, February, 2001
- Presenter, "What Creditors Should Know About Foreclosures and Mortgage Deficiencies," National Association of Retail Collection Attorneys Springtime Collection Conference, 1995
- Presenter, "The Federal Fair Debt Collection Practices Act," MICA Legal Symposium, 1995
- Presenter, "Bankruptcy and the FDCPA," Colorado Mortgage Lenders Association Conference, 1994

PROFESSIONAL AND COMMUNITY AFFILIATIONS

- American Bar Association
- Colorado Bar Association, Real Estate Law Section
- Colorado Mortgage Lenders Association
- Denver Bar Association
- Florida Bar Association
- Mortgage Bankers Association of America
- National Association of Industrial and Office Properties
- National Association of Retail Collection Attorneys
- National Flood Association
- Society of Industrial and Office Realtors

ADMISSIONS

- Colorado
- Florida
- North Dakota
- U.S. District Court – District of Colorado