



THOMAS M. LIST

Director

Real Estate

Denver

P: 303.813.3843 F: 303.291.3201

tlist@fennemorelaw.com

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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

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 – 2026

Martindale-Hubbell Rating: AV[®] Preeminent[™] (highest)

Law Week Colorado "Barrister's Best" Real Estate Lawyer 2013 – 2014

ARTICLES AND PRESENTATIONS

Featured, "[Denver's Top Lawyers 2026](#)," *5280 Magazine*, January 2026

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