



## Justin J. Eddy

### Partner

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Justin Eddy counsels developers, investors, public and private companies, government entities, and individuals in matters involving property acquisition and assembly, financing, development, zoning and entitlements, divestiture, ownership and management, and real estate joint ventures.

Justin has extensive experience in all aspects of real estate development and is equipped to handle a wide variety of commercial real estate transactions across the country. His clients rely on him in connection with acquisitions, dispositions, leases, ground leases, financing, entitlements and zoning, joint venture formation, development agreements, property management and governance, and loan workouts. He also has real estate litigation experience in receivership matters, land use, and eminent domain.

Away from work, Justin enjoys many non-traditional outdoor activities, including wakeboarding and snowboarding, coaching youth sports, and spending time with his family. He and his wife Jillian live in Hudson, Ohio, with their three children, Jake, Nick, and Ellie.

### Education

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- Cleveland State University College of Law (J.D., cum laude, 2012); Student Bar Association, Treasurer; Moot Court, Associate; CALI Excellence for the Future Award for the Study of Contracts; Stephen J. Werber Collegial Integrity Award; Dean's List; CSU General Fee Advisory Committee, Voting Member
- Ohio University (B.A., 2007)

### State Admissions

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- Ohio, 2012

## Federal Admissions

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- United States Court of Appeals, Sixth Circuit
- United States District Court, Northern District of Ohio
- United States District Court, Southern District of Ohio

## Service Areas

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- Real Estate
- Construction
- Public & Structured Finance
- Commercial Finance
- Oil & Gas
- Public Law
- Hospitality
- Real Estate Finance
- Insolvency & Workout
- Corporate Law

## Industries Represented

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- Bars
- Construction
- Construction Contractors
- Developers
- Mortgage Brokers
- Private Equity
- Real Estate
- Real Estate Brokers
- Real Estate Franchisors
- Real Estate Investment
- Rental & Leasing Services
- Restaurants
- Urban Development

## Experience

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- Represented a purchaser in connection with the acquisition of a \$123-million office building in Washington, D.C.
- Represented an equity partner in connection with the financing of a 39-story, 550-unit apartment building in San Francisco, with total development cost greater than \$450 million
- Represented an owner in connection with the disposition of a 142-room hotel in downtown Cleveland
- Represented a joint venture partner in the redevelopment of an entertainment venue
- Negotiated a lease on behalf of a tenant in connection with a new 15,000-square-foot craft brewery
- Represented a major Cleveland suburb in the acquisition of real property in connection with a wastewater treatment facility expansion, including a former gas station site involving multiple BUSTR issues
- Represented multiple developers and franchisees in connection with zoning variances before local boards of zoning appeals and legislative bodies
- Assisted a law director on issues of municipal law, including property acquisition and disposition, contract review, litigation, political subdivision immunity, and public proceedings
- Assisted a local health organization with real estate transactions, leasing, and landlord-tenant litigation
- Represented an owner in negotiations for sale of multi-family real estate assets in connection with a joint venture buyout
- Represented a local real estate developer in a receivership and business dissolution matter involving substantial real estate assets
- Represented an owner in successful mortgage loan workout negotiations in connection with foreclosure litigation

## Publications & Events

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### SPEAKING ENGAGEMENTS

- “AI Contract Review, Online Notarization, e-Signatures, and Other Tech-Related Practice Changes,” Ohio Advanced Real Estate Law Guide 2024, National Business Institute (NBI) (December 2024)
- “Handling Real Estate Transactions From Start to Finish,” National Business Institute, Cleveland Ohio (May 2019)
- Young Professional Cleveland Rocks! Luncheon, The Ohio Society of CPAs and the Cleveland Professional 20/30 Club, Cleveland, Ohio (October 2018)
- “Real Estate Transactions: Avoiding the Top Mistakes,” National Business Institute, Akron, Ohio, and Independence, Ohio (May 2018)
- “Non-Profit Boards: Keys to Professional Development,” Board Connections, Lorain County Chamber of Commerce (January 2017)

### PUBLICATIONS

- [“Removing Barriers in Ohio’s Permitting Process: Proposed Reforms Could Become Legislative Reality,”](#) Tucker Ellis Client Alert (February 2024)
- [“It’s Time for Permitting Reform in Ohio,”](#) *Properties* (November 2023)
- [“Article 9 Foreclosures and Title Insurance: What Mezzanine Lenders Need to Know,”](#) *Properties* (May 2022)
- [“The Brave New World of Practicing Law,”](#) *Cleveland Metropolitan Bar Journal* (January 2021)
- [“The New Disrupter: Blockchain & Smart Contracts,”](#) *Properties* (May 2019)
- [“Land Use – a Zoning Primer,”](#) Cleveland Metropolitan Bar Association Real Estate Law Section Newsletter (Fall 2017)
- [“Big Wins for Property Owners,”](#) *Cleveland Metropolitan Bar Journal* (October 2013)

### Honors

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- Ohio Super Lawyers Rising Stars® (2018, 2020–2024)

### **In the Community**

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- Cleveland Metropolitan Bar Association
  - » Real Estate Law Section, Chair (2024)
  - » 3Rs Program
- Ohio State Bar Association
- American Bar Association
- International Council of Shopping Centers
- NAIOP, Northern Ohio Chapter
  - » President (2025)
  - » President-Elect (2024)
  - » Vice President, Education Committee Co-Chair (2023)
- American Heart Association, Young Professionals Board
  - » Executive Committee (2018)
  - » Board President (2016-2017)
  - » Leadership Committee, Chair (2015)
- Legal Aid Society of Cleveland, Time Well Spent Honor Society
- Tucker Ellis Pro Bono Program, Partner in Charge