



Nicholle Allen-Steele

Partner

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t 919.835.4491



With 19 years of experience representing corporate and municipal entities in commercial transactions, Nicholle Allen-Steele's approach to practice is client-focused and results-oriented. She represents clients in an array of industries. As such, her clients benefit from working with an attorney experienced in developing thorough industry knowledge, assessing unique client needs, and crafting individualized solutions aligned with business strategies.

In her commercial real estate practice, Nicholle represents commercial real estate developers, telecommunications companies, developers of renewal energy facilities, institutional lenders, and finance companies in matters involving acquisitions and sales, commercial development, and financing. Nicholle also represents landlords and tenants in lease negotiations involving retail, medical, and manufacturing uses.

Nicholle also has a telecommunications practice in which she helps clients navigate all aspects of the wireless infrastructure industry, including representing and advising tower companies, site acquisition companies, surveyors, and title companies. She also represents wireline and wireless infrastructure companies in the negotiation of infrastructure agreements.

Recognizing that innovation is a key to community economic growth, Nicholle provides counsel on general corporate and commercial contract matters to growth companies in the telecommunications, energy, health care, and entertainment industries. These clients benefit from being represented by a versatile practitioner who can leverage experience across multiple industries.

Nicholle's professional involvement reflects her commitment to client service and deep industry knowledge. She is a member of the Wake County Real Property Lawyers Association, Triangle Commercial Real Estate Women, Urban Land Institute, and the International Council of Shopping Centers Inc. She is also a member of the Commercial Law Section of the National Bar Association.

REPRESENTATIVE EXPERIENCE

Commercial Leasing

- Represented a national coffee retailer with its leasing operations nationwide.



RALEIGH OFFICE



PRACTICE AREAS

Real Estate & Commercial Development
 Telecommunications
 Commercial Contracts
 Energy Real Estate



EDUCATION

Catholic University of America
 JD, 1996
 Drexel University
 BS, 1992



ADMISSIONS

North Carolina, 2000



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Telecommunications

- Represented regional and national telecommunications service providers in negotiation of purchase contracts, ground space leases, easements, and service and maintenance agreements for temporary and permanent wireless internet solutions (high-capacity Wi-Fi networks), telecommunications towers, equipment collocation, and fiber optic facilities.
- Advised telecommunications clients on preparing municipal encroachment agreements and franchise ordinances for fiber optic installations.

Energy

- Represented renewable energy companies in the development and financing of biomass and solar facilities in North Carolina.

Municipal Entities

- Represented a North Carolina city in negotiation with a developer to build a new hotel on city-owned land.
- Represented North Carolina cities in negotiations over purchase and development agreements for the development and design of mixed-use communities in the cities' downtown districts.
- Advised a major North Carolina city in land acquisition and development of a new minor league baseball park.

Banking & Finance

- Represented institutional lenders, loan servicers, and borrowers in financing transactions, including origination of commercial construction and permanent real estate loans, securitized loans, asset-based loans, negotiating, and documenting.

SPEAKING ENGAGEMENTS

- "Unlock Innovation Through Diversity and Inclusion," Moderator, Greater Raleigh Chamber of Commerce's Summer Leadership Conference, August 2017



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HONORS

- *The Best Lawyers in America* in Real Estate Law, 2020



MEMBERSHIPS

- National Bar Association
- International Council of Shopping Centers
- Triangle Commercial Real Estate Women (TCREW)
- Wake County Real Property Lawyers Association
- SKEMA Business School, Adjunct Professor

