



Ellen W. Smith

Partner, Atlanta Office Relationship Partner

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t 678.690.5720



Clients turn to Ellen Smith for help closing real estate transactions, navigating land use and zoning, and resolving disputes. Her clients include Fortune 500 corporations, commercial real estate developers, telecommunications companies, and residential care facilities.

Ellen has worked on every kind of transaction in the commercial real estate industry. She has helped developers, owners, and operators close a broad variety of multimillion-dollar loans, sales, and acquisitions. She also advises assisted care facilities, skilled nursing facilities, and other health care providers on their real estate needs, including securing Section 232 Lean loans through the U.S. Department of Housing and Urban Development (HUD). She has assisted clients in pursuing LEED certifications and other "green" development initiatives. She has also negotiated commercial, data center, medical, retail, and industrial leases, for both landlords and tenants.

Ellen has deep experience in land use and zoning. She has secured land use entitlements for projects across the Southeast, ranging from permits for large telecommunications companies to small family developers. As part of her land use and zoning practice, she has lobbied for clients at the local and state levels. She has also helped businesses secure state and local incentives.

Ellen began her career as a litigator nearly 20 years ago, and she continues to resolve disputes for clients in federal and state courts today. She has represented many of the key players in the wireless industry in litigation involving the federal Telecommunications Act, including bringing lawsuits after the denial of permits. She also has extensive trial experience with landlord/tenant issues, condemnation, and eminent domain.

SPEAKING ENGAGEMENTS

- "Plantation Potpourri: Real Estate Issues on Large Tract Properties," Georgia Bar Commercial Real Estate Seminar, November 2018
- "Succeeding in a Male-Dominated Environment," The Women, Diversity & Change Summit, Atlanta, November 2018
- "Power Women's Roundtable," Commercial Real Estate Women (CREW) Atlanta, August 2018



ATLANTA OFFICE



PRACTICE AREAS

Real Estate & Commercial Development
 Land Use & Zoning
 Eminent Domain & Condemnation
 Telecommunications
 Government & Public Policy



EDUCATION

University of Georgia
 JD, *cum laude*, 2000
 Converse College
 BA, 1996



ADMISSIONS

Georgia



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HONORS

- *The Best Lawyers in America* in Land Use and Zoning Law, Real Estate Law, 2017-2020; Real Estate Litigation, 2018-2020

MEMBERSHIPS

- The Atlanta Women's Foundation, Board of Directors, 2019-present
- Commercial Real Estate Women (CREW) Atlanta, Delegate to CREW Network, 2018; CREW Network Committee Co-Chair, 2018; Board of Directors, 2016-2017; ACE Committee Chair, 2014-2015
- Cobb County Chamber of Commerce, Chairman's Club Member
- Georgia Wireless Association, Board of Directors and Regulatory Committee Co-Chair, 2008-present
- Council for Quality Growth, Executive Committee, 2016-present; Board of Directors, 2009-present