

Ashley E. Arroyo

PARTNER

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Office: Denver



Ashley navigates the complexities of commercial real estate and finance transactions for her clients, drawing on her prior experiences as a litigator and an assistant city attorney for the City and County of Denver.

A real estate and finance attorney, Ashley structures and negotiates all phases of commercial real estate and secured lending transactions.

Ashley helps her clients across the property lifecycle whether selling, acquiring or developing real property. She has assisted clients with commercial office, retail, mixed-use and industrial projects. Her background gives her a unique insight and allows her to effectively work with principals, municipalities and the various land use and zoning requirements involved in a commercial project to bring a client's vision to fruition. Ashley's counsel runs the gamut of acquisition financing, issuance of legal opinions, leasing, land use, zoning, workouts and restructures of distressed assets, due diligence and title review. Additionally, she drafts, negotiates and analyzes contracts concerning day-to-day business operations, and negotiates and documents a broad spectrum of financing and lending transactions.

PRACTICES & INDUSTRIES

Real Estate & Public Finance
Cannabis Law & Services
Commercial Lending
Distressed Commercial Real Estate
Real Estate Lending

ADMISSIONS

Colorado, 2000
U.S. District Court, District of Colorado, 2001
U.S. Supreme Court, 2017

EDUCATION

Boston College Law School, J.D., 2000
Regis University B.S., B.A., *magna cum laude*, 1997

STINSON

STINSON LLP \ STINSON.COM

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EXPERIENCE

Ashley served as local Colorado counsel to a borrower in the financing and acquisition of property valued at \$1,750,000,000.

She served as local Colorado counsel to multiple buyers/borrowers in the financing and acquisition of multistate portfolios of commercial properties valued at \$1,031,600,000, \$798,738,647 and \$632,000,000, respectively.

She served as local Colorado counsel to a buyer/borrower in the financing and acquisition of a multistate portfolio of industrial properties valued at \$966,500,000.

Ashley was local Colorado counsel to a borrower in the refinancing of a loan secured by a multistate portfolio valued at \$830,000,000.

She served as local Colorado counsel to a borrower in a mortgage loan valued at \$636,249,000.

She served as local Colorado counsel to a buyer/borrower in the financing and acquisition of commercial property valued at \$400,000,000.

She was local Colorado counsel to borrowers in lending transactions valued at \$336,500,000, \$330,000,000 and \$59,000,000, respectively.

Ashley served as landlord's counsel in a lease for a to-be-built 500,000 - 600,000 sq. ft. distribution center valued at \$66,113,799.

She was borrower's counsel in loans for the construction of two office and warehouse buildings totaling more than 800,000 sq. ft. valued at \$51,560,000.

Ashley was borrower's counsel during two-stage funding involving multiple industrial buildings valued at \$44,000,000.

She served as local counsel to a borrower in a Fannie Mae mortgage loan assumption valued at \$22,800,000.

She served as developer's counsel in the purchase of 45 acres of real property valued at \$13,822,578.

She was seller's counsel in the sale of an office building with nearly 87,199 rentable sq. ft. on approximately five acres of real property primed for future development valued at \$10,900,000 and in the sale of 76 acres of vacant land valued at \$5,000,000.

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Ashley served as lender's counsel in a mortgage loan valued at \$7,000,000.

She was landlord's counsel in the negotiation and finalization of a warehouse/distribution space lease valued at \$3,134,914.

RECOGNITIONS

2021 Top Lawyers in Colorado, *5280 Magazine*

Martindale-Hubbell AV Preeminent Rated

PROFESSIONAL & CIVIC ACTIVITIES

Colorado Bar Association, Real Estate Section

Colorado Women's Bar Association

Denver Bar Association

Commercial Real Estate Women (CREW) Denver

Commercial Real Estate Development Association (NAIOP)

Urban Land Institute Colorado

Platt Park People's Association, Board Member and Chair of Committee for Responsible Development

Colorado Lawyers Committee, Legal Night Volunteer Attorney

Colorado Lawyers Committee, Housing Task Force, 2013-2016

NEWS

Ashley Arroyo, Andrew Gillespie Discuss Material and Labor Shortage Risks for Developers in *Colorado Real Estate Journal* Article

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