

ATTORNEY

## Thomas M. List

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**T**om has over 29 years of experience in commercial real estate, including:

- Development
- Land use and zoning
- Sales and acquisitions
- Leasing
- Landlord/tenant
- Evictions
- Workouts
- Bankruptcy
- Financing

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.

Other areas of expertise include matters of judicial and public trustee real property foreclosures in Colorado. 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.

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### AREAS OF CONCENTRATION

Forcible Entry and Detainer

Landlord/Tenant Dispute

Resolution

Leasing

Mortgage Banking and Finance

Real Estate

### EDUCATION

University of Colorado, J.D.

University of Colorado, B.A.

### CREDENTIALS

*5280 Magazine* Top Real Estate

Lawyer, 2023 - 2024

Best Lawyers®: Land Use and

Zoning Law, 2023 - 2024; Real

Estate Law, 2018 - 2024

Colorado Super Lawyers: Real

Estate, 2021 - 2024

## PUBLICATIONS AND ARTICLES

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- Quoted  
“List Shares Real Estate Forecast with Law Week Colorado”  
*Law Week Colorado*, November 2021
- 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
- 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
- Co-Author  
“Office Building Jigsaw Puzzle”  
*Colorado Real Estate Journal*, August 2014

## SPEAKING ENGAGEMENTS AND PRESENTATIONS

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- Panelist  
“Legal Issues Facing the Flood Industry”  
NFDA’s Annual Conference, 2015 - 2017, 2022
- 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”  
Moye White Webinar, June 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”  
Moye White, June 2017

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Martindale-Hubbell Rating: AV<sup>®</sup>  
Preeminent<sup>™</sup> (highest)  
Law Week Colorado “Barrister’s  
Best” Real Estate Lawyer  
2013 - 2014

## AFFILIATIONS

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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

## ADMITTED

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Colorado  
Florida North Dakota  
U.S. District Court -  
District of Colorado

- Moderator  
“Hot Topics in Real Estate: How Are You Affected?”  
Moye White, 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