



Michele S. Loudermilk

Partner

Michele's career in commercial leasing, real estate acquisition, disposition, and financing spans nearly 30 years, 12 of which were as in house counsel to one of Hawai'i's largest real estate companies; an experience that gives her a practical perspective with unique insight on client service.

Michele's law practice has covered a wide range of areas including extensive retail, industrial, and office leasing, acquisitions and dispositions of real estate, commercial loan management and workouts for institutional lenders, and commercial loan transactions ranging from \$200,000 to \$750,000,000.

For more than a decade, Michele served as Associate General Counsel for Alexander & Baldwin, an experience that gives her unique expertise collaborating on projects with various departments and divisions within a large company. This role has also provided Michele with a practical approach to problem solving and helping clients achieve their goals.

Contact Information

HONOLULU OFFICE

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EMAIL

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PHONE

(808) 521-9280

FAX

(808) 540-5004

Areas of Practice

Banking and Finance
Land Use, Zoning and Entitlements
Real Estate and Development

EXPERIENCE

Leasing

- Counsel for shopping center landlords in connection with commercial leases to national and big box tenants
- Counsel for both national and small tenants in shopping centers, offices, and industrial centers
- Counsel for office building and condominium project landlords in connection with leases to office and retail tenants
- Counsel for tenants and landlords in connection with industrial space and ground leases

Acquisitions and Dispositions

- Counsel for buyers of \$373 million commercial portfolio
- Counsel for buyer of 185K medical office building portfolio
- Counsel for buyer of \$130 million residential portfolio
- Counsel for sellers and buyers of various office and industrial buildings
- Counsel for sellers and buyers of various shopping centers

Financing

- Counsel for borrower in \$400 million corporate financing
- Counsel for borrower in \$120 million construction loan
- Counsel for borrower in \$177 million construction loan
- Counsel for large institutional Hawai'i lender in restructuring commercial loan portfolios
- Counsel for large institutional Hawai'i lender in sales of managed assets
- Counsel for institutional lenders in real estate secured loans, loan

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participations and syndications, and corporate financings

- Counsel for landlords in connection with commercial ground leases and pad leases

EDUCATION

- J.D. (1990), William S. Richardson School of Law, University of Hawai'i
- B.A. Journalism (1987), University of Oregon
- B.A. Romance Languages, French and Spanish (1987) University of Oregon

AWARDS AND HONORS

- Listed in Best Lawyers® since 2021

ADMISSIONS

- Hawai'i State Bar (1990)
- United States District Court for the District of Hawai'i (1990)

MEMBERSHIPS

- American Bar Association
- Hawai'i State Bar Association
- Real Property & Financial Services Section, Hawai'i State Bar Association
- Hawai'i Real Estate Commission, Commissioner 2004 - 2012
 - Chair, Condominium Review Committee 2009 - 2012
 - Vice Chair, Laws and Rules Committee 2006 - 2009
 - Vice Chair, Condominium Review Committee 2005 - 2006

COMMUNITY INVOLVEMENT

- Family Programs Hawai'i, Director, 2016 - present
- Hawai'i Nature Center, Director, 2010 - 2018
- Japanese Cultural Center of Hawai'i, Director, 2008 - 2014