



ALICIA E. ZAMBELLI

Partner

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SERVICES

Business Services
Hospitality & Liquor Control
Real Estate
Real Estate Construction Agreements
Real Estate Development

EDUCATION

The Ohio State University, J.D.
Cum laude
Cornell University, B.S., Hotel Administration

LICENSED TO PRACTICE

Ohio
U.S. District Courts, Northern and Southern Districts of Ohio

RECOGNITION

Selected for inclusion to the Ohio Super Lawyers Rising Stars list, 2015-19 Building Industry Association of Central Ohio, Rising Star, 2019

OVERVIEW

Alicia is a Partner in the firm's Real Estate Group. With nearly 20 years of experience, she is widely regarded for her broad experience in commercial real estate and construction.

Alicia regularly advises buyers, sellers, developers, landlords, and tenants on sophisticated commercial real estate purchase, sale, and leasing transactions. She also counsels builders, contractors, and design professionals on construction contracting, risk management, project acquisition, entitlements, incentives, delivery methods, and contract negotiation. Her work includes drafting and negotiating construction agreements, advising on lien rights and payment issues, and guiding clients through project governance and compliance.

Her practice also includes significant work in the hospitality and restaurant industries. As a member of the firm's Hospitality & Liquor Control Group, Alicia advises restaurants, bars, and hotel companies on mergers and acquisitions, commercial leasing, liquor permitting, and general business matters.

A committed advocate, Alicia invests the time to understand each client's business goals and operational realities. She focuses on building long-term partnerships and delivering practical, solutions-oriented counsel that helps clients mitigate risk, proactively address issues, and advance their strategic objectives.

ARTICLES

- "Strategies to Combat Anti-Growth Sentiment," Building Insider, Building Industry Association of Central Ohio, Volume XXXIII, Issue 7, November/December 2016, Co-authored with Tom Hart, Esq.
- "Be Careful What You Chop Down-A Surprising Source of Treble Damages," Building Insider, Building Industry Association of Central Ohio, Volume XXXIII, Issue 5, September/October 2016
- "The Powell Crossing Decision – An Important Victory Against the Anti-Growth Movement," Building Insider, Building Industry Association of Central Ohio, Volume XXXIII, Issue 3, May/ June, Issue 4, July/ August 2016
- "The Center for Powell Crossing Cases and the Anti-Growth Movement," Building Insider, Building Industry Association of Central Ohio, Volume XXXIII, Issue 1, January/February 2016, Co-authored with Tom Hart, Esq.
- "Big Changes to the Settlement Process Are on the Horizon," Building Insider, Building Industry Association of Central Ohio, Volume XXXII, Issue 5, September/October 2015
- "A Retrospective Look at the Residential Landscape of Central Ohio Then and Now," Builder Update, Building Industry Association of Central Ohio, Volume XXXII, Issue 1, January/February 2015
- "Navigating the Applicable Causes of Action/Statutes of Limitation in Residential Home Construction," Builder Update, Building Industry Association of Central Ohio, Volume XXX Issue 6, November December 2014
- "Workers' Compensation in the Construction Industry – The Basics," Builder Update, Building Industry Association of Central Ohio, Volume XXXI, Issue 4, July/August 2014
- "A Significant Change to the Ohio Homestead Exemption," Builder Update, Building Industry Association of Central Ohio, Volume XXX, Issue 6, November/December 2013
- "Lack of Skilled Trades Workers Are Growing," Builder Update, Building Industry Association of Central Ohio, Volume XXX, Issue 5, September/October 2013
- "The Home Construction Supplier Act – Part 2 of 2," Builder Update, Building Industry Association of Central Ohio, Volume XXX, Issue 1, January/February 2013, Co-authored with Tom Hart, Esq.

PRESENTATIONS

- “Risk Management & Legal Update,” 2023 Restaurant Masterclass presented by GBQ Partners LLC and the Ohio Restaurant Association, Presenter, October 24, 2023
- “Eviction Basics,” The Basics of Landlord/Tenant Law CLE, Columbus Bar Association, Co-Presenter, September 12, 2018

ASSOCIATIONS

- Columbus Bar Association | Member
- Ohio State Bar Association | Member