



G. ANDREW GARDNER

Partner

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SERVICES

Banking & Financial Services
Real Estate
Real Estate Development
Real Estate Leasing

EDUCATION

The Ohio State University College of Law, J.D.
With honors
Order of the Coif
The College of Wooster, B.A.
With Honors
Phi Beta Kappa

LICENSED TO PRACTICE

Ohio

RECOGNITION

Super Lawyers – Real Estate | 2024-present Best Lawyers – Real Estate | 2014-present Meet These Newly Elected Suburban Mayors (Cleveland Magazine, Jan. 2020)

OVERVIEW

Andy assists his clients with a broad range of commercial real estate transactions including real estate acquisitions and divestitures as well as industrial, office and retail leasing transactions across the United States. Andy also has significant experience in all types of commercial financing transactions including real estate financing, asset-based lending transactions, mezzanine financing and construction and development financing. He is also former mayor of Willoughby Hills, Ohio.

ARTICLES

- Pop-Up Leasing, Probate & Property Magazine, September/October 2018. [Winner 2018 Probate & Property Magazine Award for Cutting Edge Real Property Article.](#)
- Remodeling Requirements in Retail Leases, Probate & Property Magazine September/October.

PRESENTATIONS

- "Movin' on Over – Lateral Firm Transitions," American Bar Association Section of Real Property Trusts and Estates, 2022
- "Subordination, Non-Disturbance, and Attornment Provision in Leases," American Bar Association's "Nuts and Bolts of Leasing" Series, 2022
- "Estoppels and SNDA's – Understanding and Negotiating the Landlord's Lender's Lease Documents," American Bar Association's 33rd National Cleveland Conference, 2021
- "What's Different About Retail Leases, Ground Leases and other Special Types of Leases," American Bar Association eCLE Program, 2019
- "How to Negotiate Lease Economics, Maintenance and Transfer Provisions Today," American Bar Association eCLE Program, 2019
- "Retail Leasing: Bankruptcies, Required Remodels and Other Fiendish Trends and Hot Topics," American Bar Association's 30th Annual Spring Symposia, 2018
- "Building the Perfect Beast, Work Letters for Commercial Leases," American Bar Association's 29th Annual Spring Symposia, 2017
- "Re-Lease Me (and Let Me Love Again): Negotiating Lease Exit Strategies for Landlords and Tenants," American Bar Association's 28th Annual Spring Symposia, 2016
- "Trends in Office Designs," American Bar Association's 27th Annual Spring Symposia, 2015
- "Working with your Client's Leasing Team," American Bar Association's 26th Annual Spring Symposia, 2014

ASSOCIATIONS

- Lake County YMCA Board of Directors | Member
- Lake County YMCA Board of Managers – West End Branch | Member
- Marcus Lantern Foundation | Volunteer
- American Bar Association Leasing Group | Former Chairperson
- City of Willoughby Hills Charter Review Commission | Former Chairperson
- City of Willoughby Hills Mayor's Independent Performance Audit Task Force | Former Chairperson
- City of Willoughby Hills Charter Review Commission | Former Vice Chairperson
- American Bar Association Leasing Group | Former Vice Chairperson
- American Bar Association Office Leasing Committee | Former Chairperson
- American Bar Association Office Leasing Committee | Former Vice Chairperson

