



Andrew S. Gabriel, Partner

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Areas of Practice

Real Estate & Land Use
Business Entities & Transactions
Bankruptcy, Insolvency & Financial Restructuring
Business Relocation to Nevada

Bar Admissions

Nevada, California

Education

- J.D., University of California, Los Angeles, 1988
- MBA, University of California, Los Angeles, 1980
- B.S., with distinction, Cornell University, 1978

Practicing primarily in commercial real estate and business transactions, Mr. Gabriel is a partner in the Las Vegas office, a member of the Firm's Executive Committee, and Co-Chair of both the Business Entities & Transactions Practice and the Real Estate & Land Use Practice. He is also a member of the Executive Committee of the Nevada State Bar's Business Law Section.

Mr. Gabriel earned the AV Preeminent Peer Review rating from *Martindale-Hubbell* and is highly ranked in both *The Best Lawyers in America* and *Chambers USA: America's Leading Lawyers for Business*. Clients describe Mr. Gabriel to *Chambers* researchers as a "particularly well-respected attorney," "very good lawyer," "very strong attorney," "problem solver" and "very easy to work with." In 2022 Mr. Gabriel earned "Lawyer of the Year" recognition in Corporate Law from *The Best Lawyers in America*.

Mr. Gabriel represents lenders, borrowers, and guarantors in secured commercial real property and personal property financing transactions, including lender legal opinions, loan workouts and restructuring, receiverships, and foreclosures; landlords and tenants in the negotiation and drafting of retail, industrial, and office leases, resolution of lease disputes, and lease default workouts; buyers and sellers of commercial real property, business entities, and assets; common interest community owners' associations; real estate brokers and property managers; business owners and executives in the negotiation of contracts and the resolution of contract disputes; and Nevada corporations, limited liability companies, and partnerships and their shareholders, directors, members, managers, and partners in entity formation and governance matters.

Real Estate & Land Use Planning

- Author, “[Understanding Easements in Nevada](#),” Lorman Education Services CLE Program materials, August 17, 2018
- Representing buyers, sellers, landlords, and tenants of commercial real estate, including land, shopping centers, office buildings, industrial buildings, multi-family apartment projects, hotels, casinos, restaurants, taverns, gas stations, and convenience stores.
- Advising clients on commercial real property due diligence, including title and survey reviews, environmental conditions, and lease and property contract abstracts.
- Representing lenders and borrowers in loans secured by commercial real property, including conventional development/construction and takeout financing, CMBS conduit financing, and mezzanine financing; representing parties in loan workouts, modifications, compromise and settlement agreements, and restructuring transactions.
- Representing title companies, real estate brokerage companies, and property management companies in connection with the legal requirements of their businesses.
- Advising developers’ and owners’ associations on the creation, governance, and operation of common-interest communities, including condominiums.
- Counseling developers on land-use entitlement matters, including zoning, variances, use permits, development agreements, and subdivision laws.

Business Entities & Transactions

- Representing corporations, partnerships, and limited liability companies and their directors, shareholders, officers, partners, members, and managers in entity formation and governance.
- Representing buyers and sellers of commercial business assets, including bulk sales and the sales of restaurants, taverns, and casino assets with privileged licenses.
- Representing buyers and sellers of stock, partnership interests, and membership interests in equity transactions.
- Representing lenders and borrowers in asset-secured financing transactions pursuant to the UCC and the enforcement of UCC security interests.
- Drafting and negotiating of contracts governing a wide variety of business transactions.

Energy Projects

- Engagements include providing real estate, land use, and project finance law advice to McDonald Carano’s energy lawyers serving as local counsel for project owners and project lenders in connection with a 67-megawatt geothermal facility with a 207-mile, 230 kV transmission line; a 260-mile 500 kV overhead transmission line; a 150-megawatt wind farm; a 100-megawatt concentrating power plant; a 20-megawatt solar PV project; and a 20-megawatt biomass project.

Creditors’ Rights & Bankruptcy

- Counsel and advise clients on landlord and tenant bankruptcies, borrower and guarantor bankruptcies, and real property developer bankruptcies.

- Assist McDonald Carano’s Bankruptcy, Insolvency & Financial Restructuring lawyers in drafting and negotiating financing, real estate, and corporate transaction documents related to bankruptcy plans.

Awards and Recognition

- *Martindale-Hubbell* – AV Preeminent Peer Review Rating (since 2012)
- *Chambers USA: America’s Leading Lawyers for Business* – Corporate/Commercial Law and Real Estate Law (2008-2022, Band 2)
- *The Best Lawyers in America* – “Lawyer of the Year” in Corporate Law (2022)
- *The Best Lawyers in America* – Real Estate Law (2008-2023), Corporate Law (2013-2023), Business Organizations (2020-2023)
- *Vegas Inc.* – “Top Lawyers” in Real Estate Law (2022, 2023)
- *Mountain States Super Lawyers Magazine* – Super Lawyer (2008-2018)

Professional Affiliations

- Member, Executive Committee, Nevada State Bar’s Business Law Section
- Former member, Board of Directors, Meritas

McDonald Carano LLP (www.mcdonaldcarano.com)

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