



Justin J. Eddy

Partner

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Justin Eddy is a trusted advisor across the full spectrum of real estate issues.

Clients rely on Justin's guidance and know-how to close complicated real estate transactions all across the United States. While real estate development, joint ventures, and construction financing are Justin's passions and primary areas of focus, he also leads acquisition and divestiture transactions, negotiates complex leases for both landlords and tenants, and counsels corporate clients on their real estate portfolios.

Having started his career as a real estate litigator primarily in the areas of contract disputes, loan workouts, and joint venture deadlocks, Justin brings a unique perspective to his transactional practice. He understands the pitfalls and pain points for clients when negotiating complex deals and has a knack for helping clients avoid future issues with opposing parties. Justin also understands that, at its core, transactional real estate should be a collaborative process with all parties working toward the same goal – to close the deal.

Justin has experience with all property types and has represented clients in connection with development and transactional matters involving large commercial shopping centers, industrial developments, multi-family projects, and office assets.

In addition to his real estate practice, Justin leads the Tucker Ellis pro bono practice, and he frequently assists local non-profits and charitable organizations with a variety of real estate matters.

Depending on the season, outside of work Justin can be found working his second job as a travel baseball coach or youth football coach. An outdoorsman at heart, he enjoys shooting sports, fishing, camping, and snowboarding, and many years ago, he was an accomplished amateur wakeboarder. Justin's great joy is his family. He and his wife Jillian live in Hudson, Ohio, with their three children, Jake, Nick, and Ellie.

Education

- Cleveland State University College of Law (J.D., cum laude, 2012); Student Bar Association, Treasurer; Moot Court, Associate; CALI Excellence for the Future Award for the Study of Contracts; Stephen J. Werber Collegial Integrity Award; Dean's List; CSU General Fee Advisory Committee, Voting Member
- Ohio University (B.A., 2007)

State Admissions

- Ohio, 2012

Federal Admissions

- United States Court of Appeals, Sixth Circuit
- United States District Court, Northern District of Ohio
- United States District Court, Southern District of Ohio

Service Areas

- Real Estate
- Construction
- Public & Structured Finance
- Commercial Finance
- Oil & Gas
- Public Law
- Hospitality
- Real Estate Finance
- Insolvency & Workout
- Corporate Law

Industries Represented

- Bars
- Construction
- Construction Contractors
- Developers
- Mortgage Brokers
- Private Equity
- Real Estate
- Real Estate Brokers
- Real Estate Franchisors
- Real Estate Investment
- Rental & Leasing Services
- Restaurants
- Urban Development

Experience

- Represented an owner in connection with acquisition and financing of multiple shopping center projects in Utah, Arizona, Massachusetts, and Florida
- Represented developer in connection with multiple multi-family development projects in the Carolinas, Louisiana, Florida, and Ohio
- Represented beverage distributor in connection with land acquisition and development of new distribution facility in Cleveland
- Represented a purchaser in connection with the acquisition of a \$123-million office building in Washington, D.C.
- Represented an equity partner in connection with the financing of a 39-story, 550-unit apartment building in San Francisco, with total development cost greater than \$450 million
- Represented an owner in connection with the disposition of a 142-room hotel in downtown Cleveland
- Represented a joint venture partner in the redevelopment of an entertainment venue
- Negotiated a lease on behalf of a tenant in connection with a new 15,000-square-foot craft brewery
- Represented a major Cleveland suburb in the acquisition of real property in connection with a wastewater treatment facility expansion, including a former gas station site involving multiple BUSTR issues
- Represented multiple developers and franchisees in connection with zoning variances before local boards of zoning appeals and legislative bodies
- Assisted a law director on issues of municipal law, including property acquisition and disposition, contract review, litigation, political subdivision immunity, and public proceedings
- Assisted a local health organization with real estate transactions, leasing, and landlord-tenant litigation
- Represented an owner in negotiations for sale of multi-family real estate assets in connection with a joint venture buyout
- Represented a local real estate developer in a receivership and business dissolution matter involving substantial real estate assets
- Represented an owner in successful mortgage loan workout negotiations in connection with foreclosure litigation

Publications & Events

SPEAKING ENGAGEMENTS

- “AI Contract Review, Online Notarization, e-Signatures, and Other Tech-Related Practice Changes,” Ohio Advanced Real Estate Law Guide 2024, National Business Institute (NBI) (December 2024)
- “Handling Real Estate Transactions From Start to Finish,” National Business Institute, Cleveland Ohio (May 2019)
- Young Professional Cleveland Rocks! Luncheon, The Ohio Society of CPAs and the Cleveland Professional 20/30 Club, Cleveland, Ohio (October 2018)
- “Real Estate Transactions: Avoiding the Top Mistakes,” National Business Institute, Akron, Ohio, and Independence, Ohio (May 2018)
- “Non-Profit Boards: Keys to Professional Development,” Board Connections, Lorain County Chamber of Commerce (January 2017)

PUBLICATIONS

- [“Removing Barriers in Ohio’s Permitting Process: Proposed Reforms Could Become Legislative Reality,”](#) Tucker Ellis Client Alert (February 2024)
- [“It’s Time for Permitting Reform in Ohio,”](#) *Properties* (November 2023)
- [“Article 9 Foreclosures and Title Insurance: What Mezzanine Lenders Need to Know,”](#) *Properties* (May 2022)
- [“The Brave New World of Practicing Law,”](#) *Cleveland Metropolitan Bar Journal* (January 2021)
- [“The New Disrupter: Blockchain & Smart Contracts,”](#) *Properties* (May 2019)
- [“Land Use – a Zoning Primer,”](#) Cleveland Metropolitan Bar Association Real Estate Law Section Newsletter (Fall 2017)
- [“Big Wins for Property Owners,”](#) *Cleveland Metropolitan Bar Journal* (October 2013)

Honors

- Ohio Super Lawyers Rising Stars® (2018, 2020–2024)

In the Community

- Cleveland Metropolitan Bar Association
 - » Real Estate Law Section, Chair (2024)
 - » 3Rs Program
- Ohio State Bar Association
- American Bar Association
- International Council of Shopping Centers
- NAIOP, Northern Ohio Chapter
 - » President (2025)
 - » President-Elect (2024)
 - » Vice President, Education Committee Co-Chair (2023)
- American Heart Association, Young Professionals Board
 - » Executive Committee (2018)
 - » Board President (2016-2017)
 - » Leadership Committee, Chair (2015)
- Legal Aid Society of Cleveland, Time Well Spent Honor Society
- Tucker Ellis Pro Bono Program, Partner in Charge