

Joseph “Joe” R. Marek

Partner

1065 East Morehead Street
Charlotte, North Carolina 28204
P :704.998.2235
F 704.376.1628
jmarek@jahlaw.com



Understanding a business from the inside, and being able to offer concise and practical legal counsel, is critical. Prior to returning to private practice, I spent twelve years serving as in-house legal counsel to businesses headquartered in the Charlotte area, which included being an executive. I leverage these years of in-house legal and executive experience to deliver concise and practical legal and business counsel to clients to help effectively and efficiently solve problems and accomplish objectives.

Joe Marek is a transactional attorney with experience in all aspects of **commercial real estate** and with a practice that focuses on leasing commercial property, acquisition and development of real property, and commercial contracting. He has over fifteen years of legal experience, which includes being an executive and in-house counsel for a quick-serve restaurant brand operating more than 700 company and franchised locations, and being in-house counsel for a variety store chain operating more than 6,000 locations. Joe has been directly involved with the successful acquisition, development and opening of over 200 free-standing and in-line retail locations, which has included working closely with real estate and construction teams to assist in transaction structuring and documentation, due diligence and permitting. His experience also includes drafting and negotiating complex and technical contracts relating to construction, supply, services, agency, product formulation, distribution, sponsorship, intellectual property

Practices

Business Transactions
Mergers & Acquisitions
Real Estate Advisory Services

Industries

Distribution
Manufacturing
Real Estate, Hospitality & Construction
Retail
Sports & Entertainment

Bar Admissions

North Carolina

Education

Wake Forest University School of Law
(JD, , 2001)
Troy University (MS, , 1998)
• International Relations
University of Massachusetts (BA, , 1994)
• Political Science

Associations

Professional

- **International Council of Shopping Centers (ICSC)**
- **North Carolina Bar Association**
- **Mecklenburg County Bar**

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licensing, confidentiality, software licensing, naming rights, equipment leasing and equipment purchasing. A cornerstone of Joe's practice is commercial leasing. Joe has been involved in the drafting and negotiating of hundreds of leases, including ground leases, building leases, gross leases, net leases, and build-to-suit leases (and the many variations of each). He has drafted and negotiated leases for uses relating to office, industrial, warehouse and retail (including freestanding leases and leases for in-line space and outparcel space within shopping centers and mixed-use developments).

Representative Experience

- Represented real estate investor in multimillion-dollar acquisition of shopping centers in North Carolina, South Carolina and Virginia, which included drafting and negotiating sale and purchase agreements and financing agreements, reviewing and analyzing shopping center leases, reviewing and analyzing title, survey and environmental reports, and obtaining and negotiating tenant estoppels and subordination, non-disturbance and attornment agreements.
- Represented build-to-suit developers in the drafting and negotiating of lease agreements for the construction and operation of freestanding private preschool and daycare facilities; and the construction and operation of national quick-serve restaurants.
- Represented local construction company identified on the Inc. 5000 list of fastest growing companies in its purchase of multiple parcels of real property, including reviewing and analyzing title, survey and environmental reports, and drafting and negotiating access and utility easements and leases in connection with client's post-closing development and use of the property.
- Represented large grocery store by assisting in the drafting and negotiating of multiple lease agreements for the development and operation of tenant anchor space in various shopping centers.

- **Veterans Bridge Home** (2018)
- **American Red Cross** – Hurricane Release (2015)
- **Muscular Dystrophy Association** (2011 and 2012)
- **InfraGard Charlotte, Inc.** (2002)
- **Charlotte Housing Authority, Residents' Advisory Council** (2001)

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[Recognition](#)

- Represented national automotive store in its reviewing, analyzing and resolving disputes in connection with national shopping center landlord's mismanaging and overcharging of operating and common area maintenance costs over ten-year period, with positive result to client including lease amendment and rent credit.
- Represented wealth management business in its contribution of assets to competing firm, including drafting and negotiating contribution agreement and closing transaction.
- Represented real estate developer in the drafting and negotiating of easements, covenants, conditions and restrictions with national farm supply and feed retailer.
- Represented property owner in the review and negotiation of lease agreement with premier international coffee retailer.

Honors

- ***The Best Lawyers in America***© – Real Estate (2024)
- ***Business North Carolina "Legal Elite"*** – Real Estate (2024)
- Achievement Medal, U.S. Air Force (1998)
- Commendation Medal, U.S. Air Force (1998)
- Lieutenant, U.S. Air Force (1994-1998)
- Distinguished Graduate, U.S. Air Force Reserve Officer Training Corps (1994)
- Parachutist Badge (Airborne), U.S. Army (1993)