



Emma Dozier

Associate

Washington, D.C.

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Emma represents clients, including developers, owners, landlords, tenants, and institutional investors, in a wide range of commercial real estate transactions. Her practice is focused on general real estate law and she advises clients on acquisitions, dispositions, development, financing and leasing matters.

Emma earned her bachelor's degree from the University of Minnesota, Twin Cities, in December 2019, where she was a College of Liberal Arts ambassador. She earned her law degree from Georgetown University Law Center in 2023, where she was a legal research and writing fellow, a senior writing fellow, and an annual review editor for the *Georgetown Journal of Gender and the Law*. She participated in Cozen O'Connor's summer associate program in 2022.

Experience

Represented a consortium of lenders in connection with the refinancing of 640 Fifth Avenue, a 300,000-square-foot mixed-use development facing Manhattan's storied Fifth Avenue retail corridor, owned by an affiliate of Vornado Realty Trust and Crown Acquisitions Inc. The financing included a senior Commercial Mortgage-Backed Securities (CMBS) mortgage loan in the amount of \$300 million originated by Morgan Stanley Bank, N.A., The Goldman Sachs Group, Inc., and the Bank of Montreal as well as a \$100 million mezzanine loan originated by Morgan Stanley Bank, N.A. and The Goldman Sachs Group. The project also included a complex ground lease arrangement that was designed in 1970 and that established an ownership structure utilizing practices since discontinued under the zoning code.

Practice Areas

- Real Estate

Industry Sectors

- Real Estate & Construction

Education

- Georgetown University Law Center, J.D., 2023
- University of Minnesota, B.S., 2019

Bar Admissions

- District of Columbia

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