

ZAK BARON

EXPERIENCE

Perkins Coie LLP, Seattle, WA

Associate, September 2025 – Present

- Draft and negotiate data center colocation master leases for mission-critical facilities, addressing development rights, infrastructure, SLAs, power commitments, security, milestone payments, ROFOs, and remedies.
- Draft and negotiate wind turbine lease and related easement agreements for renewable energy projects.
- Draft and negotiate dispositions across commercial, retail, and multifamily assets, managing defeasance, diligence (including Phase I ESAs and title and survey review), and closing logistics.
- Serve as the lead drafter on multi-property PSA restructurings and seller-financed land transactions.
- Serve as lead drafter on multi-tranche equity capital raises through LLC operating agreement amendments and investor joinders, including preferred return adjustments and capital commitment modifications.

Gibson, Dunn & Crutcher, LLP, Los Angeles, CA

Associate, December 2020 – August 2025; *Summer Associate*, Summer 2019

- Advised institutional and private investors, lenders, developers, and operators on acquisitions, developments, financings, joint ventures, and dispositions across all commercial real estate asset classes.
- Developed specialized expertise in the build-to-rent sector, data center acquisitions, platform joint ventures, development financings, construction lending, and portfolio sales.
- Led acquisition and development teams in connection with raw land acquisition and ground-up data center development negotiations, coordinated across legal, technical, and business workstreams.
- Led cross-functional deal teams of 2 to 10 attorneys and paralegals in due diligence for acquisitions, mergers, and investments involving portfolios of 4 to 90 multifamily properties, including distressed debt restructurings and workouts.
- Conducted title and survey review on raw land and stabilized asset acquisitions and resolved complex encumbrance issues.
- Managed local counsel and coordinated with internal and external subject matter experts on land use, environmental, tax, and employment matters to develop and implement legal strategy.

United States District Court, Southern District of California, San Diego, CA

Judicial Extern to the Honorable M. James Lorenz, Summer 2018

- Researched and drafted judicial opinions on Rule 12(b)(6) motions.
- Supported courtroom proceedings and gained hands-on experience in federal litigation.

EDUCATION

USC Gould School of Law

Juris Doctor, May 2020

- GPA: 3.760
- Southern California Law Review, Senior Submissions Editor

UCLA

Bachelor of Arts, Economics, Minor in Philosophy, May 2015

ADDITIONAL INFORMATION

- *Admissions*: California (No. 334872); Washington (No. 64748).
- *Hobbies*: Trail running, skiing, pickleball, and LA sports (Dodgers, Lakers, Chargers and Bruins).