



G. Andrew Gardner

Partner | Real Estate

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WH | BURKLEY
ATTORNEYS AT LAW

OVERVIEW

Andy is a Partner in WH Burkley's Real Estate Group. He assists clients with a broad range of commercial real estate transactions, including real estate acquisitions and divestitures as well as industrial, office, and retail leasing transactions across the United States. Andy also has significant experience in all types of commercial financing transactions including construction financing, real estate financing, asset-based lending transactions and mezzanine financing.

Andy served as the Mayor, Safety Director and Service Director of the City of Willoughby Hills, Ohio from 2020-2023.

EXPERIENCE

- Since January of 2025, Andy has represented a Cleveland based real estate developer in connection with more than 24 financing and refinancing transactions, totaling approximately \$325 million, for acquisitions, construction loans and tenant development.
- Since January of 2025, Andy has represented a Cleveland based property developer in more than 25 construction loans, bridge loans and permanent loan financing transactions totaling approximately \$650 million.
- Represented a Downtown Cleveland office building owner in connection with the refinancing of their 600,000 square foot office tower property.
- Represented a Cleveland area real estate developer in connection with the acquisition of a former retail mall including related financing and governmental incentive agreements.

RECOGNITION

- *Super Lawyers* – Real Estate (Ohio) | 2024-present
- *Best Lawyers* – Real Estate | 2024-present

AUTHORSHIPS

- Estoppels and SNDA's Understanding and Negotiating the Landlord's Lender's Lease Documents, Probate & Property Magazine September/October, 2021. Licensed to the American College of Real Estate Lawyers as supporting material for the 2025 Advanced Commercial Leasing Institute.
- Pop-Up Leasing, Probate & Property Magazine, September/October 2018. Winner 2018 Probate & Property Magazine Award for Cutting Edge Real Property Article.

PRESENTATIONS

- "Movin' on Over – Lateral Firm Transitions," American Bar Association Section of Real Property Trusts and Estates, 2022
- "Subordination, Non-Disturbance, and Attornment Provision in Leases," American Bar Association's "Nuts and Bolts of Leasing" Series, 2022
- "Estoppels and SNDA's – Understanding and Negotiating the Landlord's Lender's Lease Documents," American Bar Association's 33rd National CLE Conference, 2021
- "What's Different About Retail Leases, Ground Leases and other Special Types of Leases," American Bar Association eCLE Program, 2019
- "How to Negotiate Lease Economics, Maintenance and Transfer Provisions Today," American Bar Association eCLE Program, 2019
- "Retail Leasing: Bankruptcies, Required Remodels and Other Fiendish Trends and Hot Topics," American Bar Association's 30th Annual Spring Symposia, 2018
- "Building the Perfect Beast, Work Letters for Commercial Leases," American Bar Association's 29th Annual Spring Symposia, 2017
- "Re-Lease Me (and Let Me Love Again): Negotiating Lease Exit Strategies for Landlords and Tenants," American Bar Association's 28th Annual Spring Symposia, 2016
- "Lease Drafting and Operational Issues with Intensive Office Users: Changing Trends in the Design and Utilization of Office Space" American Bar Association's 27th Annual Spring Symposia, 2015

- “Working with your Client’s Leasing Team,” American Bar Association’s 26th Annual Spring Symposia, 2014

ASSOCIATIONS

- Lake County YMCA Board of Directors | Member
- American Bar Association Leasing Group | Former Chairperson & Vice Chairperson
- American Bar Association Office Leasing Committee | Former Chairperson & Vice Chairperson
- City of Willoughby Hills, Architectural Board of Review and Planning Commission | Former Member
- City of Willoughby Hills Charter Review Commission | Former Chairperson & Vice Chairperson
- City of Willoughby Hills Mayor’s Independent Performance Audit Task Force | Former Chairperson
- Marcus Lantern Foundation | Volunteer
- City of Willoughby Hills MusicFest and Trivia Night | Volunteer

EDUCATION

- The Ohio State University College of Law, J.D.
 - *with honors*
 - *Order of the Coif*
- The College of Wooster, B.A.
 - *with honors*
 - *Phi Beta Kappa*

FOCUS

- Real Estate

NEWS

- WH Burkley Attorneys Named to Best Lawyers 2027 Edition

LICENSED

- Ohio

OFFICE

- Mayfield