

Maria (Kennison) Brinkman

Associate

Harrisburg

maria.brinkman@troutman.com

D 717.255.1116



Maria handles various aspects of commercial real estate transactions for clients. She focuses in particular on the development and management of planned communities and condominiums.

OVERVIEW

Maria focuses her practice on all aspects of commercial real estate transactions, including the acquisition and sale of industrial, office, and retail properties. She has experience drafting and negotiating office, retail, ground, and space leases, as well as other ancillary documents from both landlord and tenant perspectives. She also collaborates with corporate attorneys on real property matters in business transactions.

Maria counsels builders and developers on planned communities and condominiums, from creation and development to management and association transition.

REPRESENTATIVE MATTERS

- Represented a quick service restaurant in its ground leases for new and existing restaurants in its national portfolio, including diligence and title insurance procurement, drafting and negotiating the lease, and lease commencement.
- Represented a big box discount retailer in its national portfolio of shopping center leases.
- Represented a software company in the lease of its headquarters in Pennsylvania.
- Represented a behavioral health provider tenant in its multistate leasing portfolio of medical office leases.
- Advised on the following transactions as a real estate specialist on a multidisciplinary team from diligence through closing:
 - Advised a building materials company in a business acquisition valued at \$11.5 billion
 - Advised a global risk management and insurance company in a business acquisition valued at \$7.75 billion
 - Advised a global manufacturing company in a business acquisition valued at \$1.9 billion
 - Advised a private equity company in its acquisition of car wash businesses throughout the U.S.
- Drafted declarations of covenants and restrictions, association bylaws, rules and regulations, and other public offering statement materials for various developments, including flexible planned communities consisting of single-family and townhome units; age-restricted (or 55+) planned communities; and planned communities with units subject to federal and local affordability requirements.

AWARDS

- *Super Lawyers® Rising Stars*, Pennsylvania – Real Estate (2025-2026)

TOP AREAS OF FOCUS

- Real Estate

PROFESSIONAL/COMMUNITY INVOLVEMENT

- Board member and secretary, Philippine-American Chamber of Commerce of Central Pennsylvania, 2024-present
- Vice-chair, Emerging Issues and Specialty Leases, American Bar Association Section of Real Property, Trust and Estate Law, 2024-present
- Vice-chair, Industrial Leasing, American Bar Association Section of Real Property, Trust and Estate Law, 2022-2024
- Board member, Dickinson Law Alumni Society Board of Directors
- Fellow, National Filipino American Lawyers Association's Leadership Academy, 2023-2024

PROFESSIONAL EXPERIENCE

- Judicial extern, Honorable Sylvia H. Rambo, U.S. District Court for the Middle District of Pennsylvania, 2017
- Legal extern, Pennsylvania Department of Environmental Protection, Southcentral Regional Office, 2016

EDUCATION AND CERTIFICATIONS

EDUCATION

- Penn State Dickinson Law, J.D., 2018, comments editor, *Dickinson Law Review*
- Kent State University, M.S., 2015
- Ateneo de Manila University, B.S., 2008

BAR ADMISSIONS

- Pennsylvania

COURT ADMISSIONS

- U.S. District Court, Middle District of Pennsylvania

LANGUAGES

- Tagalog

SPEAKING ENGAGEMENTS

- Co-presenter, "Leasing Basics," American Bar Association, Real Property, Trust & Estate Law: 37th Annual

National CLE Conference, Las Vegas, NV, April 30, 2025.

- Presenter, “Lay of the Land Leasing Basics – Use Restrictions,” American Bar Association, Real Property, Trust & Estate Law: eCLE Program, February 19, 2025.
- Co-presenter, “Severe Weather Events in Leasing,” American Bar Association, Real Property, Trust & Estate Law: Substantive Webinar, January 30, 2025.
- Co-presenter, “Easements and REAs,” American Bar Association, Real Property, Trust & Estate Law: Substantive Webinar, April 25, 2024.
- Co-presenter, “Leasing – Use Clauses,” American Bar Association, Real Property, Trust & Estate Law: Nuts and Bolts Webinar, July 27, 2023.
- Co-presenter, “Leasing – Premises,” American Bar Association, Real Property, Trust & Estate Law: Nuts and Bolts Webinar, October 26, 2022.