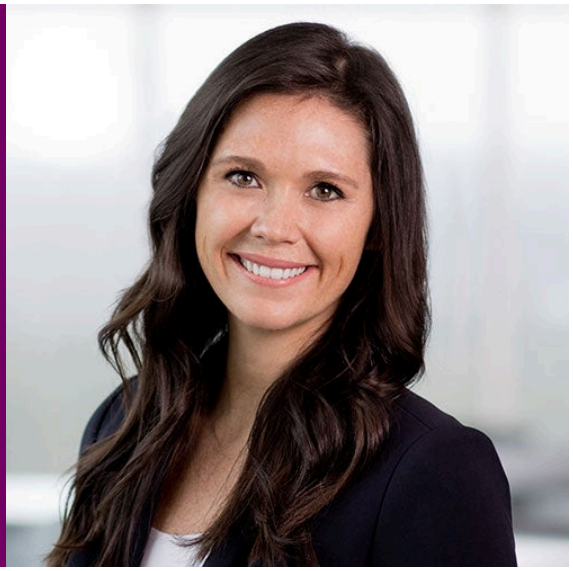
Mary Marshall Meredith

Associate

Charlotte

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D 704.998.4084



With a relationship-focused, organized, and practical approach, Mary Marshall counsels clients in all areas of commercial real estate, including acquisitions, sales, leasing, developments, and joint ventures.

OVERVIEW

Mary Marshall represents developers, real estate funds, real estate investment trusts, joint ventures, landlords, and tenants on transactions across the U.S. and involving all asset classes.

REPRESENTATIVE MATTERS

- Represented an international shipping company in the development of a terminal in a major U.S. port. The development involved complex zoning, construction, infrastructure, and environmental issues.
- Advised property owners on railroad related matters throughout the U.S. with a concentration on North Carolina, including the negotiation of rail use agreements with various railroads.
- Represented real estate funds and companies with respect to acquisitions, joint ventures, financings, and developments of retail, office, industrial, and multifamily projects throughout the U.S.
- Represented a client in connection with the $190 million acquisition of a multifamily project in Charlotte, NC.
- Represented a domestic real estate fund in its acquisition of a ten-property self-storage portfolio in California, Colorado, Arizona, and New York, which included a purchase right to an additional property, valued at $130 million.
- Represented a developer in connection with the acquisition, financing, and development of a 352,000-square-foot mixed-use tower and build-to-suit IT hub in Midtown Atlanta comprising of office and retail components. The development had a total project cost of $150 million.
- Represented a developer in connection with the $222 million sale of an office tower in Charlotte, NC.
- Represented a developer in connection with the $180 million refinancing of a hotel in Charlotte, NC.
- Represented an open-end fund in its $156 million acquisition of an industrial property in McDonough, GA.
- Represented a national quick-service restaurant company in the acquisition and ground leasing of land for the development of dozens of free-standing restaurants throughout the U.S.
- Represented a developer in the acquisition of land for multifamily development throughout the southeast.
- Represented property owners and tenants across the U.S. with respect to retail, industrial, and office leasing

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(including build-to-suit, ground leases, and headquarters leases) and other aspects of asset management.

AWARDS

- *Best Lawyers in America®: Ones to Watch*: Real Estate Law (2026-2027)
- *Daily Report* and *Law.com*: Southeastern Legal Awards: Winner: On the Rise in North Carolina – Mary Marshall Easley (2026)

TOP AREAS OF FOCUS

- Real Estate

ALL AREAS OF FOCUS

- Investment, Acquisition + Disposition
- Real Estate
- Real Estate Investment Trusts (REITs)
- Real Estate Leasing

PROFESSIONAL/COMMUNITY INVOLVEMENT

- Troutman Pepper Locke Recruiting Committee Member (2025-present)
- Troutman Pepper Recruiting Committee Member (2018-2024)
- University of North Carolina School of Law: Alumni Engagement Committee Member (2021-present); Triangle Alumni Regional Club Co-President (2021-present); Young Alumni Leadership Council Member
- Wake County Bar Association, Membership Committee Member (2023) Athletics Committee Member (2020-2022)
- North Carolina Bar Association Member
- Leadership Council on Legal Diversity (LCLD) Mentor
- USTA Tennis League Player (2019-present)

EDUCATION AND CERTIFICATIONS

EDUCATION

- University of North Carolina School of Law, J.D., *cum laude*, 2016
- Davidson College, B.A., *varsity women's soccer player*, 2012

BAR ADMISSIONS

- Georgia
- North Carolina