Nicole Olvera Cook

Partner

Austin

nicole.cook@troutman.com

D 512.305.4755



OVERVIEW

Nicole focuses her practice on commercial real estate transactions and financing. She has extensive experience representing lenders in a diverse range of real estate-secured commercial lending transactions, including acquisition and construction financing, term loan and bridge loan financing, and other real estate-secured lending. Nicole handles all real estate asset types, including retail, multifamily, mixed-use, office, hotel, and industrial projects.

Nicole regularly advises clients with respect to loan originations, as well as loan modification, workouts, assumptions, and enforcement proceedings.

AWARDS

- *Best Lawyers in America*®, Real Estate Law (2024-2027)
- *Super Lawyers*® Texas Rising Star, Real Estate (2023-2024)
- *Best Lawyers in America®: Ones to Watch*, Real Estate Law (2022-2023)

TOP AREAS OF FOCUS

- Financial Services
- Real Estate

ALL AREAS OF FOCUS

- Commercial Real Estate Lending
- Financial Services
- Real Estate

PROFESSIONAL/COMMUNITY INVOLVEMENT

©2026 Troutman Pepper Locke

- Member, Real Estate Council of Austin (2013-Present)
- Leadership Development Council Oversight Committee (2018)
- Research and Education Committee (2017-2018)
- Leadership Development Council (2016)
- Christmas in October Committee (2016)
- Gardner-Betts Committee (2014-2015)
- Member, The Junior League of Austin (2015-2024)
- Member, State Bar of Texas
- Member, Austin Bar Association Real Estate Section

PROFESSIONAL EXPERIENCE

- Judicial extern for Judge Dean J. Rich Leonard of the U.S. Bankruptcy Court of the Eastern District of North Carolina (2012)
- Personal banker, Wells Fargo Bank, Austin, TX

EDUCATION AND CERTIFICATIONS

EDUCATION

- University of North Carolina School of Law, J.D., *North Carolina Banking Institute Journal, 2011-2013*, 2013
- University of California, Los Angeles, B.A., 2007

BAR ADMISSIONS

- Texas