



Theodore R. 'Ted' Harrington

Associate

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I am a creative person who enjoys collaboration—which is partly what drew me to a transactional practice, as opposed to one focused on litigation, in the first place. I enjoy working with my clients and others towards a mutual goal, such as closing a real estate deal, through which everyone can benefit, rather than being entirely adverse to someone and having one side walk away having completely “lost.”

Ted Harrington counsels lenders, borrowers, purchasers, and sellers on all strategic aspects of commercial real estate. This includes corporate lending and financing, leases, infrastructure development and land planning, title work, and general corporate structuring.

Ted also works with wealth management professionals to assist their often ultra-high-net-worth clients with creative tax solutions, including tax-smart investments in insurance products—such as private placement life insurance and premium financing (for individuals) and private enterprise-risk insurance (on the business side). “We often recommend these strategies leading up to big liquidation or otherwise taxable events, such as a merger or acquisition,” Ted explains.

Clients appreciate Ted’s responsiveness and approachability, along with his willingness to explain often complex strategies clearly, in order to help them make decisions on how to proceed.

Significant Matters

- Represented a North Texas County in its distribution of \$150,000,000 of Coronavirus Relief Funds.

- Represented a purchaser in the \$8,400,000 acquisition of a shopping center.
- Represented purchaser in the acquisition of vacant lots, which included construction financing of \$13,000,000.
- Advised client of transfer-tax implications in assuming a \$148,750,000 bridge loan in connection with the acquisition of a \$175,000,000 mixed-use commercial property.
- Represented borrower in a \$3,000,000 loan for a sustainable energy company.
- Represented a construction-tech company by redrafting its operating agreement and organizational documents to introduce a class of preferred stock as part of a \$3,800,000 capital raise.
- Form and strategically structure business entities, including not for profit corporations and limited liability companies.

Areas of Focus

Industries

- Art, Sports, and Entertainment
- Family Office – Family Wealth
- Hospitality
- Real Estate and Construction

Services

- Banking and Finance
- Corporate and Mergers & Acquisitions
- Real Estate
- Energy (Oil and Gas)

Education

- University of Minnesota Law School, J.D., 2017
 - Dean's List, Second and Third Year
 - Managing Editor, *Minnesota Journal of Law, Science & Technology*, 2016-2017
- Carleton College, Northfield, MN, B.A., Political Science, 2013, cum laude

Admissions

- Texas, 2020
- Illinois, 2018

Leadership

- Board of Directors, Midlothian Chamber of Commerce
- Chair, Americas Region, Multilaw Young Lawyers Group, 2023
- Member, Illinois State Bar Association
- Member, Chicago Bar Association
- Member, Dallas Bar Association

Recognition

- Texas Rising Star, *Super Lawyers* by Thomson Reuters, 2024
- *Best Lawyers in America: Ones to Watch*, 2024, Real Estate Law
- Lawdragon 500 X – The Next Generation List, Transactions (Esp. Real Estate, High Net-Worth), 2023.
- Emerging Lawyer Award, 2019

Speeches/Publications

- Co-Author, *Taxation of Virus Relief Grants to Households and Small Businesses*, Bloomberg Tax Insight (July 2020).
- Co-Author, *Recent Developments in Business and Corporate Litigation 2018*, Chapter 12, Sports Law (ABA Publication).
- Author, 2018 Delaware LLC Act: *What Lenders Need to Know*.

Outside of Work

I was on the golf team in college, and so I try to keep my skills sharp and play as often as my busy schedule allows. I also play the cello, and am a member of the Mansfield Philharmonic orchestra. There is something special about making music with other people. The sum somehow manages to be greater than the purely 'mathematical' total of each of the individual parts.