

As a shareholder and member of the firm's real estate department, Chip Herin assists business and property owners in the purchase, sale and financing of commercial real estate. Chip serves as a business advisor, guiding clients through real estate transactions from beginning to end. He helps clients structure and manage deals and identify any pre-purchase issues with properties. He also performs due diligence and transitioning after closings.

Chip is experienced with real estate transactions of all sizes, ranging from a family-owned business selling an indoor sports facility to a national chain acquiring more than 80 gas stations throughout the Midwest. Chip also has significant experience negotiating and preparing commercial leases for office, industrial, retail, and medical sites, as well as cell towers, easements, and licenses.

In addition to handling commercial real estate transactions, Chip practices corporate and municipal law. He advises public and privately-held businesses, nonprofits, and partners on issues related to organization, structure, and governance. He negotiates and structures business transactions, including mergers and acquisitions, shareholder and member buyouts, funding activities, and private securities offerings. In the area of municipal law, Chip handles zoning as well as tax valuation challenges.

Before joining Coolidge Wall, Chip worked for a local general practice firm where he gained significant experience in matters involving real estate, business and commercial law, labor and employment, municipal representation, creditors' rights and bankruptcy, construction, business tort, and commercial litigation. In the Ohio Supreme Court case *State of Ohio ex rel. Matthew C. Johnson et al. v. Council of City of Clayton, Ohio et al.*, Case No. 2011-1945, Chip co-authored the Answer and Motion for Judgment on the Pleadings that caused the Supreme Court to dismiss the case.

As a law student at the University of Dayton School of Law, Chip served on the Editorial Board of the University of Dayton Law Review. Additionally, Chip served on the University of Dayton Moot Court team and placed second out of thirty teams in the 2010 Thurgood A. Marshall Memorial Moot Court Competition held in Washington, D.C. He also competed on the University of Dayton Mock Trial team in the National Trial Competition. Chip received the CALI Award for Excellence (highest grade) in three law school courses: Appellate Practice and Procedure; Advanced Civil Procedure; and Externship. He scored in the top 1% of all candidates on the July 2011 bar examination.

### Community Involvement

Member, Dayton Chamber of Commerce Leadership Dayton Class of 2022  
Board Member and Executive Committee Member, Aullwood Audubon Center (i.e., Friends of Aullwood)



### Practice Areas

Commercial Real Estate  
Corporate and Business Law  
Litigation

### Education

- University of Dayton School of Law, Dayton, Ohio  
J.D. - 2011  
Honors: magna cum laude  
Honors: Served on the University of Dayton Moot Court team  
Honors: CALI Award for Excellence
- University of Georgia  
B.A. - 2005

### Bar Admissions

- Ohio, 2011
- U.S. District Court Southern District of Ohio, 2011

### Professional Involvement

- Federal Bar Association
- Ohio State Bar Association
- Dayton Bar Association
- National Association of Industrial and Office Properties (NAIOP)

### Contact Info

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