

Jessica McGinnis

OF COUNSEL

Orlando

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Jessica McGinnis represents developers, property owners, landlords, tenants, healthcare operators, restaurateurs, and investors in commercial real estate and business transactions. Her practice centers on commercial leasing, acquisitions and dispositions, and real estate development, with particular depth advising restaurant, hospitality, healthcare, retail, office, and mixed-use clients — and residential and commercial closings that bring those relationships full circle.

Jessica regularly advises on sophisticated leasing matters across four sectors where she has built specific expertise: restaurant and hospitality (national and international brands, ground leases, and multi-unit rollouts), healthcare (medical office buildings, clinics, and outpatient facilities), retail and mixed-use, and office. She represents both landlords and tenants, giving her a rare, dual-sided view of lease negotiation that clients on either side of the table value.

Because commercial real estate rarely stays confined to real estate law, Jessica works as a connector as much as a closer. She works closely with Lowndes colleagues across construction, land use and zoning, corporate and tax, labor and employment, and private wealth to give clients senior-level coverage on the issues that surface around a lease, a development, or a closing — from workforce and compliance questions at a growing restaurant group, to entity and succession planning for a family that holds real estate across multiple structures, to construction contract and defect exposure on a development project. Clients get one relationship and the full resources of the firm behind it.

Jessica guides clients through every stage of a real estate project — acquisition and due diligence, development, leasing, financing, and disposition — with experience spanning shopping centers, office buildings, medical office buildings, residential and senior living communities, and mixed-use developments, along with related matters involving restrictive covenants, homeowners' associations, land use planning, and entitlements. As a member of Lowndes' Homebuilder Industry Team, she collaborates with attorneys firmwide to advise homebuilders, developers,

Practices & Industries

Real Estate

Commercial Leasing

Real Estate Development

Land Use & Zoning

Homebuilder & Residential Development

Healthcare

Hospitality & Leisure

Admissions

Florida

Education

Barry University – Dwayne O. Andreas School of Law, J.D., 2007

University of Florida, B.S., 2004, Business Administration and Management

and other industry participants on residential development throughout Florida.

Before joining Lowndes, Jessica served as Vice President and In-House Counsel for a property management company with more than 200 employees, and practiced at both a boutique real estate firm and a national Am Law 100 law firm. Having sat on both the business and legal sides of the table, she understands the operational pressures behind her clients' decisions and delivers counsel built around their business objectives — not just the document in front of her.

A fifth-generation Orlandoan, Jessica has deep roots in the Central Florida business community and a firsthand appreciation for the region's growth. She is proud to help developers, healthcare operators, restaurateurs, and property owners invest in and shape the future of the region her family has called home for generations.

Experience

Commercial & Restaurant/Hospitality Leasing

- Represents national and international restaurant brands in commercial leasing matters throughout the United States, including lease negotiations, amendments, renewals, co-tenancy issues, estoppels, SNDAs, lease terminations, and related agreements.
- Represented an international REIT in leasing matters for a portfolio of five Class A retail shopping centers (approximately 2.3 million square feet) and six Class A office projects (approximately 900,000 square feet), including leases, amendments, broker agreements, property management agreements, and related transactions.

Healthcare Leasing

- Advises medical office building owners, healthcare systems, and clinical operators on leasing, buildout, and site-selection matters for outpatient and clinical space.

Development & Acquisitions

- Represents developers, institutional owners, and businesses in the acquisition, disposition, financing, and development of commercial real estate projects throughout Florida.
- Represents residential developers in matters involving platting, lender financing, restrictive covenants, construction, and sales to end-user homeowners.
- Assisted in the planning and development of a 400-acre mixed-use master-planned community involving residential, retail, senior living, institutional, and environmental uses.

Institutional & Business Transactions

- Represents institutional clients in complex commercial real estate transactions involving purchases and sales, easements, licensing agreements, affinity agreements, and specialized property uses.

Community Activities

- Feeding Children Everywhere, Community Volunteer

Professional Certifications & Memberships

- Orange County Bar Association
 - Executive Council Board Member, 2023–2025
- Central Florida Association for Women Lawyers
 - President, 2015–2016
 - President Elect, 2014–2015
 - Program Director, 2012–2014
 - Treasurer, 2011–2012
 - Secretary, 2010–2011
- ICSC, Member
- Commercial Real Estate Women (CREW), Member

News

Lowndes Expands Commercial Real Estate Team with Addition of Jessica McGinnis
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