

Nicole C. Leath

SENIOR ASSOCIATE

Formerly Nicole Cuccaro

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With a focus in real estate, Nicole is committed to delivering deal-oriented solutions, impeccable organization, and seamless transaction management, every step of the way.

Nicole Leath concentrates her practice on real estate transactions, real estate development, and commercial leasing. She guides clients through all aspects of buying, selling, leasing and financing commercial real estate, particularly in the retail and hospitality industries.

Her clients include developers, owners, operators, investors, lenders, borrowers, property managers, and real estate investment trusts (REITs).

With her detail-oriented approach and strong focus on client service, Nicole is known for being organized, responsive, and diligent through every phase of even the most complex transactions. She is committed to finding creative solutions tailored to the unique needs and interests of her clients. Before she focused her practice in the area of real estate law, Nicole handled a variety of commercial and corporate litigation matters and regularly represented lenders and business entities.

Experience

- Has extensive experience representing publicly traded REITs in the acquisition and leasing of large portfolios of properties across the country.
- Represented landlords in the negotiation of triple-net leases and triple-net sale-leaseback transactions.
- Negotiated triple-net leases and managed a transaction involving the acquisition of a portfolio of restaurants for \$25 million.
- Handled the acquisition of a portfolio of express car washes with triple-net leases for \$36 million.
- Represented a landlord in the negotiation of leases for a newly built high-end shopping center in Central Florida.

Practices & Industries

Real Estate Transactions

Real Estate

Real Estate Development

Commercial Leasing

Title Insurance

Real Estate Finance

Admissions

Florida

U.S. District Court, Northern District of Florida

U.S. District Court, Middle District of Florida

U.S. District Court, Southern District of Florida

U.S. Court of Appeals, Eleventh Circuit

Education

- University of Florida Levin College of Law, J.D., *cum laude*, 2017; Order of the Coif
- University of Florida, B.S., *summa cum laude*, 2014

- Represented a client in the sale of a large shopping center for \$22 million.

Recognitions

- *The Best Lawyers in America* guide, Ones to Watch, Land Use and Zoning Law, 2023–2025, Real Estate Law, 2025
- Rising Star, *Florida Super Lawyers*, 2022–2023
- Florida Academic Scholars Award
- University of Florida Levin College of Law Scholarship
- Book Award, Civil Procedure, University of Florida Levin College of Law, 2015

Community Activities

- NAIOP, Future Leaders Board
- CREW Orlando, Future Leaders Committee
- Orlando Science Center, Board of Trustees
- Young Professionals for Orlando Science Center, Chair

Professional Certifications & Memberships

- The Order of the Coif, Florida Chapter
- Orange County Bar Association, Young Lawyers Section; YLS Golf Tournament, Committee Member, 2018–2019
- The Florida Bar Young Lawyers Division, Law Student Division, Executive Board, 2015–2017
- Law Association for Women, Executive Board, 2015–2017
- Florida Blue Key
- The Florida Bar
- The American Bar Association

News

Best Lawyers Recognizes 59 Lowndes Attorneys in 2025, One Named Lawyer of the Year
08.15.2024 | AWARDS & RECOGNITION

11 Lowndes Attorneys Named 2024 Florida Super Lawyers and Rising Stars
06.25.2024 | AWARDS & RECOGNITION

13 Lowndes Attorneys Named 2023 Florida Super Lawyers and Rising Stars
06.26.2023 | AWARDS & RECOGNITION

Five Lowndes Attorneys Promoted to Senior Associate
03.07.2023 | FIRM NEWS

46 Lowndes Attorneys Recognized by *Best Lawyers* in 2023
08.18.2022 | AWARDS & RECOGNITION

19 Lowndes Attorneys Named 2022 Florida Super Lawyers and Rising Stars
07.05.2022 | AWARDS & RECOGNITION

Nicole Cuccaro Appointed to the Orlando Science Center Board of Trustees
08.24.2020 | PRESS RELEASE

SBA Provides Safe Harbor Relief and Guidance on Good-faith Certification for PPP Loans
05.13.2020 | ARTICLE

Lowndes Welcomes Real Estate Attorney Nicole Cuccaro
09.16.2019 | PRESS RELEASE

Publications

What Landlords and Tenants Need to Know This Hurricane Season
05.31.2024 | LOWNDES LEASING LAWYERS BLOG

CAM Expenses in Commercial Leases: Cumulative versus Non-Cumulative
2022 | LOWNDES LEASING LAWYERS BLOG

CAM Expenses – Cumulative v Non-Cumulative
10.26.2022 | LOWNDES LEASING LAWYERS BLOG

Ghost Kitchens Present Unique Leasing Considerations
11.16.2021 | PUBLICATION

Lease Provisions that Should be Re-Evaluated in a Post-COVID World – Part II
09.28.2020 | LOWNDES LEASING LAWYERS BLOG

Lease Provisions that Should be Re-Evaluated in a Post-COVID World – Part I
09.24.2020 | LOWNDES LEASING LAWYERS BLOG

Governor DeSantis Extends Florida's Moratorium on Evictions and Foreclosures to October 1
09.02.2020 | ARTICLE

SBA Issues New FAQs Regarding PPP Loan Forgiveness
08.10.2020 | ARTICLE

Governor DeSantis Extends Eviction and Foreclosure Moratorium until September 1
07.31.2020 | ARTICLE

PPP Application Deadline Extended to August
07.06.2020 | ARTICLE

Governor DeSantis Extends Moratorium on Evictions and Foreclosures until August 1
07.01.2020 | ARTICLE

SBA Publishes Updated Loan Forgiveness Application
06.18.2020 | ARTICLE

New PPP Updates Since the Passing of the Paycheck Protection Program Flexibility Act
06.16.2020 | ARTICLE

EEOC Issues Updated COVID-19 Employment Guidance

06.12.2020 | [ARTICLE](#)

Senate Passes the Paycheck Protection Program Flexibility Act

06.04.2020 | [ARTICLE](#)

Governor DeSantis Extends Moratorium on Evictions and Foreclosures until July 1

06.02.2020 | [ARTICLE](#)

SBA Releases Borrower PPP Loan Forgiveness Application Including Step-by-Step Calculation Instructions

05.18.2020 | [ARTICLE](#)

SBA Extends Safe Harbor Deadline to May 18 & Issues New Guidance on Loan Increases

05.14.2020 | [ARTICLE](#)

SBA Provides Safe Harbor Relief and Guidance on Good-faith Certification for PPP Loans

05.13.2020 | [ARTICLE](#)

SBA and Treasury Issue Guidance Regarding Employees Who Decline Rehire Offer

05.05.2020 | [ARTICLE](#)

Governor DeSantis Unveils Plan to Reopen Florida's Economy

04.30.2020 | [ARTICLE](#)

Trump Signs \$484 Billion Relief Bill to Aid Small Businesses

04.24.2020 | [ARTICLE](#)

Senate Passes Bill Expanding Small Business Relief and COVID-19 Testing

04.22.2020 | [ARTICLE](#)

SBA Provides Additional PPP Guidance for Self-employed Individuals and Independent Contractors

04.17.2020 | [ARTICLE](#)

New Executive Orders Expand Quarantine Requirements for Visitors & Affect Vacation Rentals

04.14.2020 | [ARTICLE](#)

Loan Modifications in the Wake of COVID-19

04.09.2020 | [ARTICLE](#)

Paycheck Protection Program Update: Loan Forgiveness and Non-Recourse

04.03.2020 | [ARTICLE](#)

Governor's Executive Order Suspends Residential Tenant Evictions

04.03.2020 | [ARTICLE](#)

Commercial Landlord's Guide to Navigating Tenant Workouts in the Age of COVID-19

03.30.2020 | [LOWNDES LEASING LAWYERS BLOG](#)

What You Need to Know about Small Business Loans under the CARES Act

03.30.2020 | [ARTICLE](#)

Commercial Landlord's Guide to Navigating Tenant Workouts in the Age of COVID-19

03.30.2020 | [ARTICLE](#)