

## Ashley Aten



Shareholder [Dallas](#)  
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### Education

J.D. from Southern Methodist University, Dedman School of Law *cum laude*

- Hispanic Law Students Association (Member)
- Dean's List

B.B.A. from University of North Texas *magna cum laude*

- Dean's List & President's List, all semesters
- Recipient of the Outstanding Student in Financial Services Award

### Bar Admissions

Texas

### Related Practices

Real Estate  
Acquisition & Disposition  
Condominiums  
Industrial Projects  
Leasing & Management  
Multifamily  
Real Estate Finance  
Retail Centers  
REITs

## Overview

Ashley Aten focuses her practice on helping clients navigate diverse and complex real estate transactions and real estate financing transactions. She represents clients on a wide variety of deals, with an emphasis on commercial real estate development, acquisitions, dispositions, leasing and commercial lending.

Ashley frequently works with clients on the acquisition, development, ownership and disposition of retail, multifamily, office and industrial properties in Texas and throughout the United States. Her clients include landowners, public companies, investors, operators, developers, equity partners and retailers. Ashley also offers significant experience in reviewing, drafting and negotiating financing documents; purchase and sale agreements; joint ventures and subleases, as well as all other aspects of transactional real estate work.

By partnering with her clients, Ashley carefully counsels developers through every stage of the development process, including title and survey review; plat review; negotiations with local governments and utility companies; land-use agreements; and construction and consulting agreements. Clients value her focused, practical and efficient approach to their development projects.

Ashley is regularly involved in structuring, preparing and negotiating leases on behalf of both landlords and tenants. Her experience encompasses most types of real estate assets, such as leases for retail locations, shopping centers and industrial properties, as well as office ground leases, spaces leases and subleases.

In addition, she interacts with and assists developers, equity partners and real estate industry professionals in

## Related Industries

Real Estate  
Retail  
Restaurants

## Achievements

*Woodward/White, Inc.* – Best Lawyers: Ones to Watch,  
Real Estate Law (2021)

## Memberships

State Bar of Texas  
Dallas Bar Association  
Dallas Hispanic Bar Association  
Dallas Women Lawyers Association  
Dallas Women Lawyers Mentor Program  
Dallas Association of Young Lawyers (2014 Leadership  
Class)  
International Council of Shopping Centers  
Mustang Bar Association  
North Texas Exes Alumni Association  
The Real Estate Council (Young Guns Member)  
UNT Real Estate Alumni Association

## Clerkships

The Honorable Jorge Solis, United States District Court  
for the Northern District of Texas  
The Honorable Eric Moyé, Dallas County Civil Court, 14th  
District

structuring, negotiating and forming limited partnerships, limited liability companies, corporations and joint ventures with an interest in owning and investing in real estate assets.

Today, Ashley serves as a member of the Firm's Diversity Committee, and she is active in the Dallas Women Lawyers Association and the Dallas Association of Young Lawyers.

## Experience

### Retail Lease Negotiations

Represented a Fortune 500 tenant in the negotiation of multiple leases, each involving more than 80,000+ square feet of retail space.

**Student Housing Project**

Represented a client in the negotiation, acquisition and financing of a \$30 MM student-housing development in Sunderland, Massachusetts.

**Negotiation, Acquisition + Financing**

Represented a client in the negotiation, acquisition and financing of a \$56 MM assemblage of six different properties in Charlotte, North Carolina.

**Retail Acquisition + Financing**

Assisted in representing a Dallas, Texas-based real estate investment firm in the acquisition, disposition and funding of retail shopping centers located throughout the United States, including Texas, Georgia, Arizona, Minnesota and Oregon. Closed transactions for the sale and acquisition of five million square feet of retail space over the last three years.

**Retail Leasing + Development**

Assists in representing landowners in the Dallas and Houston, Texas areas in shopping center developments, pad sales and development and retail leases from the landlord's perspective.

**Retail + REIT Acquisition**

Assisted in representing a real estate investment firm in the acquisition of more than 50 triple net (NNN) retail properties throughout the United States for the creation of a new REIT.

**Retail Leasing + Development**

Assists in representing a public company in its leasing and real estate development activities throughout the United States, including the preparation and negotiation of shopping center leases, build to suit leases, development agreements and related documentation.

**Multifamily Acquisitions**

Assisted in representing purchasers and sellers in connection with the acquisition and disposition of multifamily dwellings throughout Texas.

## Newsroom

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Press Release: Munsch Hardt Attorneys Honored as '2021 Best Lawyers in America' and 'Ones to Watch'

Press Release: Munsch Hardt Announces 2020 Shareholder Promotions