Tess S. Brandwein

COUNSEL

415-773-7235 tbrandwein@sflaw.com



Tess Brandwein takes a collaborative approach with clients to achieve their real estate transaction priorities – from leases and sales to financing and property management.

Tess works with institutional and non-institutional property owners, developers and real estate investment firms with office, industrial and retail leasing, acquisitions and dispositions, and financings. She has more than ten years of experience negotiating commercial leases on behalf of landlord and tenant companies. She focuses on learning each client's objectives and crafting strategies to achieve the most desired outcome in any deal.

During law school, Tess clerked for the Honorable James A. Robertson in the San Francisco Superior Court. Before law school, Tess taught middle school English and history through Teach for America.

Experience

- Advised a major life insurance company in various mortgage loan transactions across multifamily and office properties totaling more than $250 million.
- Represented one of the leading artificial intelligence companies in the expansion of their leased office portfolio across the country.

AREAS OF EXPERTISE

Commercial Leasing

Real Estate Acquisitions & Dispositions

Real Estate Finance

Property Management

Real Estate

EDUCATION

University of California College of Law, San Francisco (Hastings); J.D., 2014

Loyola Marymount University; M.A., 2010

University of Wisconsin – Madison; B.A., 2008

BAR ADMISSIONS

California

ACCOLADES

Named to *The Best Lawyers in America® "Ones to Watch" List,* 2024-2026

Selected for inclusion in *Northern California Super Lawyers "Rising Stars,"* 2025

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Activities



- NAIOP San Francisco Bay Area Chapter
  - Board of Directors, Member
  - Governmental Affairs Committee, Co-Chair
- Urban Land Institute, Member
- Commercial Real Estate Women, San Francisco Chapter, Member
- Teach For America, Alumni Recruiter

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