



DAVIS GRAHAM

LAUREN GULLEY

PARTNER

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303.892.7327

EXPERTISE

Real Estate, Commercial Leasing,
Hospitality, Clean Energy and
Sustainability, Real Estate
Development

EDUCATION

University of Tennessee College of Law,
J.D., 2016
Sewanee: The University of the South,
B.A., 2011

ADMITTED IN

Colorado and South Carolina

Lauren Gulley is a partner at Davis Graham & Stubbs LLP and head of the firm's Power & Data Center Group. Her practice encompasses a broad range of complex commercial real estate matters, with a focus on acquisitions and dispositions, commercial leasing, real estate development, data center projects, hospitality, and title and survey matters. She advises investors, developers, owners, operators, and major companies on transactions involving a wide range of commercial real estate assets and portfolios.

Lauren has extensive experience representing buyers and sellers in the acquisition and disposition of commercial real estate, including single-asset and portfolio transactions involving office, industrial, retail, multifamily, hospitality, and other commercial properties. She counsels clients throughout the transaction lifecycle, from structuring and negotiating purchase and sale agreements through closing and post-closing matters. Her experience includes negotiating transaction terms, coordinating property-level diligence, identifying and allocating transaction risks, and integrating real estate considerations with broader corporate and transactional objectives.

Lauren's data center practice spans the full life

cycle of data center projects. She advises developers, investors, landowners, and operators on site acquisition and control, project structuring, development and entitlement matters, and the real estate agreements necessary to support data center development and operations. She also represents data center owners and operators in negotiating and structuring hyperscale and other large-scale data center leases and advises clients on real estate issues involving power, infrastructure, access, and other critical site requirements.

In her commercial leasing practice, Lauren represents both landlords and tenants in negotiating a broad range of leasing transactions, including office, industrial, retail, and other commercial leases. Her experience includes new leases, lease amendments and renewals, build-to-suit arrangements, ground leases, and other occupancy and operating agreements. She advises clients on a wide range of business and legal issues throughout the leasing relationship, including rent and operating expenses, construction and delivery obligations, use and operating restrictions, assignment and subletting, expansion and renewal rights, defaults, and other negotiated risk-allocation provisions.

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Lauren also advises clients on real estate development matters, including the acquisition, development, and repositioning of commercial and mixed-use properties and projects involving complex land assemblages, development rights, infrastructure, and related contractual arrangements. She works with developers, investors, owners, and other project stakeholders to structure and document the real estate components of development projects. Her experience also includes advising on the real estate aspects of acquisition, construction, and permanent financing when those matters arise in connection with development and investment transactions.

Lauren has significant experience with commercial title, survey, and title insurance matters. She advises clients on title commitments, title policies, surveys, endorsements, and the resolution of title and survey issues that arise in connection with acquisitions, dispositions, financing, development, and leasing transactions. She works with title companies, surveyors, lenders, and other transaction professionals to assess title and survey risks, negotiate appropriate protections, and address matters affecting the ownership, use, development, and financing of real property.

Lauren's hospitality practice includes the acquisition, disposition, development, and financing of hotel and resort properties. She advises owners, investors, developers, and operators on hospitality transactions, including the negotiation of hotel management and franchise agreements and related real estate arrangements. Her experience also includes advising on the real estate issues unique to hotel and resort projects, from acquisition and

development through financing and ongoing operations.

Lauren received her J.D. from the University of Tennessee College of Law and her B.A. in Political Science from The University of the South (Sewanee). Prior to joining Davis Graham, she practiced at two South Carolina real estate law firms, where she focused primarily on commercial real estate development and financing transactions throughout the Southeast.

MEMBERSHIPS & AFFILIATIONS

- Board of Directors and Governance Committee, REVEL
- Member, Colorado Women's Bar Association
- Member, Colorado Women's Chamber of Commerce
- Member, American Bar Association, Real Property, Trust and Estate Law Section
- Fellow, Leadership Council on Legal Diversity (2025)
- President, Commercial Real Estate Women, Charleston, South Carolina Chapter (2020)
- Participant, Colorado General Counsel Mentor Program (2024–2025)
- Participant, Colorado Women's Chamber of Commerce Mentor Program (2023–2024)

ACCOLADES

- Recognized in the 2027 edition of **Best Lawyers: Ones to Watch® in America**, published by Best Lawyers®
- Recognized in the 2026 Colorado Rising Stars list, published by **Super Lawyers**

RECENT PUBLICATIONS & PRESENTATIONS

- ***The Colorado Data Center Playbook: What County Attorneys Need to Know*** — Presented at the Colorado County Attorney Association (June 2026)
- ***Greening the Grid: Legal Insights for Renewable-Powered Data Centers*** — Presented by Davis Graham & Stubbs LLP (July 2025)
- ***Getting Started in Real Estate Law*** — Presented by National Business Institute, Inc. (June 2025)
- ***Introduction to Real Estate Law Seminar*** — Presented by Colorado Bar Association (April 2025)
- ***Denver City Council Approves Expanding Housing Affordability Ordinance*** — Colorado