



## Kelly M. Noll

Co-Chair, Pro Bono Committee

Cleveland

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## Overview

**“Kelly Noll is an outstanding lawyer. She is a trusted adviser and is highly skilled at understanding clients’ business objectives before applying legal analysis.” - Benesch client, Chambers USA**

With significant experience across the real estate landscape, Kelly is a go-to advisor on high-stakes deals throughout the U.S. Handling hundreds of millions of dollars of complex transactions each year, Kelly represents some of the world’s largest and most sophisticated real estate investment trusts (REITs) and private equity funds, and numerous institutional investors, developers and commercial real estate owners in wide-ranging commercial real estate matters.

Kelly handles commercial property acquisitions, finance, development, redevelopment, leasing and dispositions across asset classes. She conducts real estate due diligence investigations, negotiates and drafts development agreements, represents clients in mortgage loans, mezzanine financing and recapitalizations, advises on joint venture agreements and entity restructuring, and handles retail and office space leases and issues regarding distressed properties.

She is especially experienced in mixed-use assets, their development and redevelopment and the parcelization of large shopping centers, which involves complex leasing, title, survey and zoning analysis. Kelly structures and negotiates programmatic outparcel sales while protecting the remainder shopping center owner and also represents clients selling their shopping centers and retaining valuable outparcels.

Analyzing issues with a focus on her clients’ specific business needs and goals, Kelly navigates deal complexities and helps clients assess and manage risks, overcome hurdles, leverage opportunities and further their overall objectives.

As the Pro Bono Committee co-chair, Kelly oversees and coordinates Benesch's pro bono efforts throughout the firm, including collaborative initiatives with clients and community service organizations. In addition to representing clients directly in cases, Kelly trains attorneys on pro bono matters and supervises their work.

## Representative Matters

- Represented a publicly traded REIT in the \$58 million disposition of multiple shopping center outparcels in Portland, Oregon.
- Represented a client in the \$20.5 million acquisition of a shopping center in Colorado Springs, Colorado.
- Represented a large private credit lender on two loan facilities totaling \$197.5 million
- Advised Currier Plastics in its investment partnership with Sheridan Capital Partners.
- Represented a client in the purchase of a shopping center in Colorado Springs, Colorado, including negotiating tenant build-out and permitting issues and securing protections related to REAs and roadway maintenance.
- Represented a publicly traded REIT as buyer's and landlord's counsel in a more than \$22 million sale-leaseback transaction
- Represented a publicly traded REIT in a \$150+ million acquisition of 23 strip shopping centers
- Represented the largest U.S.-only owner and operator of last-mile industrial real estate in the sale of 6 industrial properties located in Minnesota for about \$92,000,000.

## Credentials

### EDUCATION

- Boston College Law School, 2014, J.D., *cum laude*
  - Pro Bono Excellence Award
  - Certificate in Land and Environmental Law
  - Clough Center Scholar
  - Environmental National Moot Court
- University of Florida, 2010, B.A. Economics, *cum laude*
  - Phi Beta Kappa
  - Anderson Scholar

## BAR & COURT ADMISSIONS

- Ohio

## Memberships

- Member, Cleveland Metropolitan Bar Association
- Member, International Council of Shopping Centers (ICSC)
- Member, CREW
- Member, Military Spouse JD Network

## Awards & Recognition

- Listed, Globe St. CRE's Aspiring Leaders of 2026
- Listed, *The Best Lawyers®* Ones to Watch, Real Estate Law, 2021-2026
- Listed, Chambers USA Leading Lawyers, Up and Coming, Real Estate, 2023-2026
- Listed, Ohio Super Lawyers – Rising Stars, 2023, 2024
- Listed, Chambers USA Leading Lawyers, Associates to Watch, Real Estate, 2021-2022
- Recipient, Access to Justice Award, Legal Aid Society of Cleveland, 2015

## News & Insights

- [Benesch Recognized as Leading Law Firm by Chambers USA 2026 with Record Growth in National and Regional Rankings](#)  
June 4, 2026 | Press Releases
- [ALTA/NSPS Key Changes and Updates in the 2026 Standards](#)  
March 2, 2026 | Client Alerts & Insights
- [Benesch Advises Currier Plastics in Investment by Sheridan Capital Partners, Accelerating Growth in Healthcare Manufacturing](#)  
October 3, 2025 | Press Releases
- [129 Benesch Attorneys Recognized in 2026 Best Lawyers® Rankings](#)  
August 21, 2025 | Press Releases
- [Benesch Recognized in Chambers USA 2025 with Record Growth in National and Regional Rankings](#)  
June 4, 2025 | Press Releases

- [The DOJ's Lawsuit Against RealPage: Unpacking the Allegations and Implications for the Rental Market](#)  
August 29, 2024 | Client Alerts & Insights
- [132 Benesch Attorneys Recognized in 2025 Best Lawyers® Rankings](#)  
August 14, 2024 | Press Releases
- [40 Benesch Attorneys and 15 Practices Recognized by Chambers USA 2024, One Attorney Ranked Globally](#)  
June 6, 2024 | Press Releases
- [Leveraging AI in Commercial Real Estate](#)  
April 2, 2024 | Client Alerts & Insights
- [Introducing the expanded Benesch AI Commission](#)  
March 18, 2024 | Announcements

## Speaking & Events

### PAST EVENTS

- [Current State of Purchase and Sale Agreement Negotiations: Negotiate Like It's 2024! | Kelly M. Noll](#)  
October 25, 2024 | Speaking Engagement
- [Benesch's B-Sharp Presents: AI in the Law](#)  
July 30, 2024 | Firm Events
- [What's Good for the Goose? Let's Take a Gander at PSA Basics | Kelly D. Noll](#)  
October 26, 2022 - October 28, 2022 | Speaking Engagement