



**MILLER STARR
REGALIA**



Hans Lapping

Shareholder

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For over 25 years, Hans has represented institutional clients in leasing, buying, and selling virtually every type of real estate. From acquiring raw land for retail, office, residential and data center projects to assisting some of the world's largest technology companies with office and R&D leasing to representing national and regional landlords and tenants in retail leases, his representations regularly include negotiating and drafting complex real estate related contracts, coordinating due diligence, and closing transactions.

A recognized authority in the field, Hans speaks frequently on real estate law topics such as purchase and sale agreements and commercial leasing. He has presented to legal and industry groups such as the American College of Estate Lawyers, ICSC and CoreNet Global, and he is a regular faculty member at continuing legal education seminars for both new and experienced practitioners.



Practice Areas

- Acquisitions & Dispositions
- Commercial & Residential Development

- General Corporate Transactions, Entity Formations & Joint Ventures
- Leasing
- Real Estate Finance

Education

J.D., *magna cum laude*, University of Illinois College of Law (1996)

- Articles Editor and Topic Editor, *Elder Law Journal*

B.A., *summa cum laude*, Bowdoin College (1993)

Representative Matters

Represented technology company in leasing over two million square feet in office, creative and research and development space.

Represented technology company in leasing over 300,000 square feet of office and research and development space in Silicon Valley together with an option to purchase the leased premises.

Represented technology company in the disposition of corporate campuses and data centers in California, Arizona, and Oregon.

Represented publicly traded REIT in 250,000 square foot build-to-suit corporate headquarters lease in San Jose, California.

Represented one of the world's most successful retailers in leasing flagship, street, and in-line locations throughout the United States.

Represented technology company in leasing office and research and development space throughout the United States.

Represented technology companies in leasing over 100,000 square feet of office space in Virginia.

Represented one of the nation's largest privately held homebuilders in the acquisition and disposition of thousands of lots throughout Northern California.

Represented developer in the acquisition, development, and disposition of multi-family residential projects throughout California.

Represented developer in leasing over one million of square feet of retail space including negotiating leases with some of the nation's largest retailers, restaurants, and entertainment operators.

Represented developer in the acquisition of real property throughout California for development as industrial and warehouse projects.

Represented privately held sporting goods chain in leasing throughout Northern California.

Represented privately held pet food supply store in leasing throughout California.

Associations

American College of Real Estate Lawyers – Fellow

Contra Costa County Bar Association

CoreNet

International Council of Shopping Centers

Practical Law – Real Estate Advisory Board Member

Urban Land Institute

Awards & Recognition

Martindale-Hubbell – AV Preeminent Rated (2011–2025)

Super Lawyers Northern California (2012–2025)

Best Lawyers® – Real Estate Law (2021-2026)

Best Lawyers® – Oakland Real Estate Law “Lawyer of the Year” (2023, 2025)

CoreNet Global “Top Rated Faculty” Award Recipient (2013–2016, 2018–2020)

Publications

“Breaking Up is Hard To Do: Planning and Preparing For The End of The Lease” (co-authored with Sandra Jacobson and Sara Hansen Wilson), *ACREL Papers*, Fall 2025.

“An Owner's Primer on Sublease Consents,” *The BOMA Magazine*, March/April 2008

Chapter 1, “Contracts,” *Miller & Starr, California Real Estate 3d* (co-authored with Harry D. Miller)

Chapter 2, “Specific Contracts,” *Miller & Starr, California Real Estate 3d* (co-authored with Harry D. Miller)

Chapter 31, “Mobilehomes,” *Miller & Starr, California Real Estate 3d* (co-authored with Harry D. Miller)

“Financing Start-Ups Post 'Dotbombs',” *Contra Costa Lawyer*, August 2002, Vol. 15, No. 8

“Written Proof: Landlord is Entitled to Rely on Estoppel Certificates,” *San Francisco Daily Journal*, October 5, 2000

“License to Steal: Implied Gift Giving Authority and Powers of Attorney,” *Elder Law Journal*, Spring, 1996, Vol. 4, No. 1

Speeches & Presentations

“Guaranty Obligations: Bad Boy Carve Outs and Beyond; Which Partner is Responsible for What?” ICSC + U.S. Law Conference, September 2025

“Breaking Up is Hard To Do: Planning and Preparing For The End of The Lease” American College of Real Estate Lawyers 2025 Annual Conference.

“What Non-Leasing Lawyers Need To Know About Lease: The Good, The Bad & The Ugly.” ICSC + U.S. Law, October, 2024

“Purchase and Sale Agreements,” ICSC + U.S. Law, October, 2023

“What Leasing Lawyers Should Know about Acquisitions, What Acquisition Lawyers Should Know about Leasing, and What Leasing and Acquisition Lawyers Need to Know about Lender Concerns,” ALI CLE: Modern Real Estate Transactions 2023 - Acquisitions, Financing, and Leasing in an Uncertain Market, January, 2023

“Acquisitions and Dispositions: What is Market?”, ALI CLE: Modern Real Estate Transactions 2023 - Acquisitions, Financing, and Leasing in an Uncertain Market, January, 2023

“Retail Issues and Does Gross Really Mean Gross?”, ALI CLE: Modern Real Estate Transactions 2023 - Acquisitions, Financing, and Leasing in an Uncertain Market, January, 2023

“Deep Dive Session: Leasing During the Great Un-Occupying,” ALI CLE: Modern Real Estate Transactions 2023 - Acquisitions, Financing, and Leasing in an Uncertain Market, January, 2023

“Repurposing Underutilized Assets: Giving Properties New Purpose,” ALI CLE: Modern Real Estate Transactions 2023 - Acquisitions, Financing, and Leasing in an Uncertain Market, January, 2023

“Advanced Negotiations for CRE Professionals”, CoreNet Global