

John W. Carlson

Partner

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OVERVIEW

Johnny Carlson is a partner in the firm's Real Estate practice. He represents clients in connection with the acquisition, disposition, leasing, financing, and operation of commercial real estate across a variety of asset classes, including agricultural, renewable energy (solar and wind), natural resources, retail, multifamily, office, hospitality, and industrial. He regularly advises clients with respect to matters affecting the ownership and operation of farmland and other agribusiness assets. In the renewables and natural resource sector, Johnny has represented clients in connection with wind, solar, water, and mining projects, among others. He regularly negotiates wind and solar leases on behalf of landowners and has experience in addressing real property and title issues arising in the acquisition, development, and financing of wind and solar energy projects across the United States. Additionally, Johnny has advised landowners in connection with carbon storage and sequestration matters, including easements for underground storage of carbon dioxide.

Johnny also represents borrowers and institutional and private lenders of commercial real estate financing, across a variety of sectors, including office, retail, and multifamily. He also has extensive experience evaluating and remedying title and survey matters for a wide range of property types.

PROFESSIONAL BACKGROUND

Prior to joining the firm, Johnny served as the primary real estate and business transactional associate in the largest firm in the Northern Arizona region. There he drafted and negotiated a wide variety of transactional documents, including real estate purchase agreements, leases, management documents, financing documents, easements, and licenses. He coordinated due diligence efforts on behalf of both buyers and sellers, including substantial review and research of title and survey issues. He also represented small to mid-sized corporate clients in connection with their day-to-day legal issues, including advising on commercial agreements, corporate organizational documents, and shareholder related matters.

ACHIEVEMENTS

- Connect CRE's 2025 Seattle & Northwest Lawyers in Real Estate Award

PROFESSIONAL / CIVIC ACTIVITIES

- Committee Member, American Agricultural Law Association Symposium Planning Committee
- Arizona Bar Association, Member
- Urban Land Institute, Member
- Washington State Bar Association, Real Property, Probate and Trust Section, Member

EDUCATION

- J.D., Arizona State University College of Law, 2015
- B.S., University of Idaho, 2012

ADMISSIONS

- Bar of Arizona
- Bar of Washington
- United States District Court for the District of Arizona

THOUGHT LEADERSHIP *POWERED BY HUB*

- 11 September 2026, Carbon Quarterly–Volume 14
- 26 January 2026, Carbon Quarterly–Volume 13
- 6 October 2025, Carbon Quarterly–Volume 12
- 23 September 2025, Power and Protection: Navigating CFIUS and Foreign Ownership Risks in Renewable Projects
- 6 May 2025, Carbon Quarterly–Volume 11
- 30 April 2025, REBO Quarterly: Volume 2
- 3 February 2025, REBO Quarterly: 2024 in Retrospect
- 8 January 2025, Carbon Quarterly–Volume 10
- 21 August 2024, Carbon Quarterly – Volume 9
- 30 April 2024, Carbon Quarterly – Volume 8

NEWS & EVENTS

- 14 July 2026, K&L Gates Advises JVCKENWOOD Corporation on Acquisition of San Luis Aviation
- 6 January 2025, K&L Gates Names Nearly 35 New Partners, Of Counsel, and Policy Professionals Across Firm

AREAS OF FOCUS

- Real Estate
- Commercial Ownership, Leasing, and Management
- Real Estate Acquisitions and Dispositions
- Real Estate Finance

INDUSTRIES

- Carbon Solutions
- Consumer Goods and Services
- Energy
- ESG - Sustainable Agriculture
- Food, Beverage, and Agribusiness
- Power Generation and Transmission

REPRESENTATIVE EXPERIENCE

- Represented Quantic Electronics, a semiconductor manufacturer, an Arxis Inc. (NASDAQ: ARXS) company, in an acquisition of MagCanica, a designer and manufacturer of noncontact, high-precision torque sensors that operate under extreme conditions.
- Represented a global retailer in the acquisition of 34 acres of real estate for the development of a new retail location.
- Represented an investment management company as the lender on a US$36 million loan secured by a newly constructed gas station located in northern Arizona.
- Represented a municipality in the US$36.5 million acquisition of a historic office building in the Seattle, Washington area.
- Represented a large agricultural investor as its lead transaction counsel in its acquisition of a portfolio of 46 tenant-operated farms located in eight states totaling approximately 41,554 acres for US$289 million.

- Represented a global food producer in connection with the disposition of a portion of its real estate to a utility provider for the development of a substation in support of its expanding operations.
- Represented a global investment institution in connection with its lease of managed farmland to a local farmer.