



Nicole L. Conway

Counsel

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OVERVIEW

Nicole Conway is counsel in the firm's Real Estate practice. With nearly 25 years of experience as both outside counsel and an in-house legal and business executive, she advises clients on acquisitions and dispositions, commercial leasing, development, land use, easements, and other complex real estate transactions spanning the full life cycle of real estate projects.

Nicole regularly handles the real estate aspects of mergers and acquisitions and infrastructure projects involving industrial, manufacturing, energy, utility, and mining operations. Her work includes negotiating purchase and sale agreements, commercial and operational leases, options, easements, licenses, and conveyance documents; conducting title, survey, zoning, and other real estate diligence; and coordinating real property closings as part of broader transactions. She also advises developers and project owners on site control, land use and permitting, development approvals, utility and access rights, and the development of energy and infrastructure facilities.

Having served as executive vice president and general counsel of a commercial real estate company, Nicole brings a practical, business-oriented perspective to structuring transactions, identifying operational risks, and developing solutions that advance clients' commercial objectives.

PROFESSIONAL BACKGROUND

Prior to joining the firm, she served as executive vice president and general counsel with a commercial property firm, where she led legal strategy for mixed-use, residential, and commercial developments from entitlement through execution, including acquisitions and dispositions, zoning and land use matters, easements and rights-of-way, construction contracting, leasing, and project financing. She negotiated complex transactions and advised on public and private financing structures, including infrastructure loans and grant-funded projects.

Earlier in her career, Nicole practiced as a litigation associate at a large regional law firm, representing clients in commercial, employment, insurance, and other complex litigation matters.

PROFESSIONAL / CIVIC ACTIVITIES

- Harristown Development Corporation, Board of Directors

- Susquehanna Art Museum, Vice President, Board of Directors
- Whitaker Center for Science and the Arts
 - Board Chair (2023-2025)
 - Member, Board of Directors (2019-2026)
- Communities in Schools of Pennsylvania, Member, Board of Directors (2007-2024)
- Harrisburg Young Professionals Advisory Board Member; Past President (2009)

EDUCATION

- J.D., University of Notre Dame Law School, 2002
- B.A., University of Notre Dame, 1999

ADMISSIONS

- Bar of Pennsylvania
- United States District Court for the Eastern District of Pennsylvania
- United States District Court for the Middle District of Pennsylvania

NEWS & EVENTS

- 17 August 2026, K&L Gates Advises Terramont Infrastructure Partners on Acquisition of Hainesport Transportation Group

AREAS OF FOCUS

- Real Estate
- Land Use, Planning, and Zoning

INDUSTRIES

- Energy