ArentFox Schiff LLP
Attorneys

Karoline Nunez

SENIOR ASSOCIATE

Karoline advises clients across a broad range of corporate transactional matters and real estate transactions, focusing on the acquisition, development, financing, sale, and leasing of commercial real estate.



Industries

Hospitality

Practices

Finance
Real Estate
— Acquisitions & Dispositions
— Equity & Joint Ventures
— Real Estate Development
— Real Estate Finance - Borrowers
— Real Estate Finance - Lenders
— Real Estate Leasing
— Data Center Legal Solutions

International

Latin America

Languages

Spanish

Education

The George Washington University Law School, JD, 2017

Villanova University, BA, magna cum laude, 2014

Offices

Washington, DC

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Karoline represents clients in real estate and corporate transactions that include development, financing, joint ventures, leasing and subleasing, and the acquisition and disposition of commercial properties, both locally in the Washington, DC area and throughout the United States. Her practice also involves providing counsel for lenders and borrowers with the financing and sale of senior housing, office, hotel, multi-family properties, and other commercial properties.

Karoline has worked with banks and other financial institutions, finance subsidiaries, lenders and borrowers, and landlords and tenants on a variety of corporate transactional matters. She recently supported the financing for a bankruptcy remote subsidiary in a $900 million transaction.

In addition to practicing in the Real Estate and Corporate & Securities groups, Karoline is a co-chair of the public service committee of the Hispanic Bar Association of DC and maintains a robust *pro bono* practice in which she provides impactful translator services and legal advice. Karoline has also traveled to the southern border to represent detained asylum-seekers separated from their children

A fluent Spanish speaker with a background in international procurement, Karoline also supports other practice groups within the firm in financial transactions and other legal matters.

Karoline is an AFS Fellow and a member of the Firm’s Hospitality Industry Group.

Previous Work

Karoline previously worked at ArentFox Schiff LLP as a summer associate. She also served as a law clerk at World Bank, where she researched and drafted memoranda on public procurement infrastructures in Latin American countries, and as a Student Attorney at George Washington Law School Immigration Clinic, where she represented clients in asylum and family-based cases before the Arlington Immigration Court.

Professional Activities

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Commercial Real Estate Women Network (CREW)

- Leadership Council on Legal Diversity
- Hispanic Bar Association of DC

Publications, Presentations & Recognitions

- *Best Lawyers*: Ones to Watch, Real Estate Law (2026-2027).

Life Beyond the Law

Karoline is a native of the Washington, DC area. She enjoys traveling, exploring new restaurants, and cheering on Villanova's basketball team.

Bar Admissions

Virginia
District of Columbia