



Kim Manuelides

Member

Towson, MD

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Services and sector groups

- Litigation
- Real Estate Litigation
- Commercial Litigation
- Real Estate Development
- Construction
- Infrastructure and Industrial

Kim Manuelides is a real estate litigator who serves as a strategic partner to industrial and commercial clients that operate internationally, nationally, regionally, and locally.

She has a deep understanding of Maryland statutes that govern all types of real estate disputes, including landlord-tenant disputes. Kim approaches each matter with her clients' best interests in mind and will work to negotiate solutions outside the courtroom. However, when litigation is necessary, she provides clients with effective and strategic representation.

She handles matters of all sizes, including general business disputes; collaborates closely with in-house counsel across business lines and in multiple jurisdictions; and represents property owners and managers on real estate development and management issues.

For clients and in-house counsel, Kim analyzes the risks attendant to litigation, manages the associated costs, and identifies litigation avoidance strategies for the future. Industries in which she is experienced include commercial and industrial landlord/tenant, mechanic's lien law, real estate, construction, agent/broker, and title claims litigation.

Before joining the firm, Kim spent two decades serving real estate clients from firms in the Baltimore area.

Representative experience

- Building owners and property managers: Defended and resolved commercial tenant claims involving building design, construction, maintenance, and repair.
- Property owners and managers: Advised and represented clients in common area maintenance and additional-rent reconciliation audits asserted by or on behalf of tenants.
- Industrial landlords: Obtained tenant compliance with permitted-use provisions in industrial leases.
- Landlords: Negotiated early lease termination agreements and litigated claims involving accelerated rent and lease termination provisions following tenant defaults.
- Contractors and subcontractors: Prosecuted, defended, and resolved claims involving jobsite management, sequencing, delay damages, payment disputes, bond claims, and mechanics' liens.
- National architectural firm and residential builder: Defended design defect claims arising from commercial redevelopment projects.
- Real estate brokerage companies: Defended claims involving alleged agent misrepresentations, deposit disputes, and buyer-seller disputes.

Education

- University of Baltimore School of Law, J.D.
- University of Maryland, B.S.

Admissions

- Maryland
- Supreme Court of Maryland
- U.S. Court of Appeals for the District of Columbia Circuit
- U.S. Court of Appeals for the Fourth Circuit
- U.S. District Court for the District of Maryland

Recognition

- AV Lawyer Rating by Martindale Hubbell
- Maryland Super Lawyers, Construction Law, 2015-2018
- Baltimore Magazine Top Attorneys in Maryland, 2016
- Top Rated Lawyers, Real Estate Law, 2016

Professional and community involvement

- Maryland Attorney Grievance Commission, Peer Review Panel
- Maryland State Bar Association
- National Entlebucher Mountain Dog Association, vice president