



## TONISSA AGAJANIAN

**Partner**  
Real Estate

---

Orange County  
(714) 338-1824  
[TAgajanian@rutan.com](mailto:TAgajanian@rutan.com)

Toni Agajanian provides strategic counsel to property owners, lenders and commercial tenants on all aspects of commercial real estate transactions with an emphasis on financing, leasing, purchase and sale transactions and development. She represents lenders and borrowers in the origination, restructuring and participation of acquisition, construction and permanent financing secured by various types of real property, including office buildings, retail centers, hotels, mixed-use and multi-family properties.

Her practice also includes representation of buyers and sellers in connection with the purchase and sale of industrial buildings, multi-family projects, shopping centers and other commercial real property, advising clients through the entire transaction from the negotiation of the term sheet and purchase agreement, coordinating the due diligence review and closing process.

Toni has extensive experience representing both landlords and tenants in all aspects of office, retail and industrial leasing including drafting and negotiation of leases, subleases, amendments, subordination, non-disclosure and attornment agreements and estoppels. She advises property owners and developers in connection with the preparation of covenants, conditions and restrictions, reciprocal easement agreements, construction contracts and architectural agreements.

Before joining Rutan, she served as in-house counsel to Placentia Recycling Inc. and was an associate with Schulte Roth & Zabel in New York, where her practice focused on complex financing transactions, commercial leasing, and acquisitions and dispositions of real property. She is also a certified mediator, having trained with Orange County's CSP (Community Service Programs) Dispute Resolution Services Program.

### Areas of Expertise

- Purchase and Sale Transactions
- Commercial Leasing

---

### Related Services

- [Real Estate](#)
- [Acquisitions and Dispositions](#)
- [Commercial Finance](#)
- [Construction](#)
- [Leasing](#)
- [Real Property Secured Lending](#)

---

### Related Industries

- [Energy](#)
- [Real Estate](#)
- [Commercial and Industrial](#)
- [Construction](#)
- [Land Development](#)
- [Real Property Secured Lending](#)
- [Multifamily](#)
- [Retail](#)

---

### Bar & Court Admissions

- State Bar of California
- New York State Bar
- California State

- Corporate and Business Transactions
- Real Estate Financing
- Mediation

Courts

---

## Awards & Honors

- Southern California Super Lawyers, Rising Stars Edition, 2018-2019

## Memberships & Associations

- Orange County Bar Association

## Education

- University of California, Irvine (B.A., 2002)
- Columbia University School of Law (J.D., 2006)