

Nicole E. Norcross

PARTNER

215.665.3164

nicole.norcross@obermayer.com

LOCATED IN

Philadelphia, PA

MEET NICOLE

> *"I pride myself in being responsive and attentive to each client's needs. The client is always number one."*
>
> **— Nicole E. Norcross**

Nicole focuses her practice on transactional matters, specifically commercial real estate, business transactions and financing, both in the public and private sectors. Nicole's experience in finance and real estate matters also allows her to advise municipalities and authorities on water and wastewater transactions.

Nicole enjoys tackling the challenges posed by a client's questions and issues. She is a natural problem solver who is quick to the chase and eager to help her clients.

In her spare time, Nicole enjoys traveling with her husband and spending time down the Shore with her family.

EXPERIENCE

Nicole's clients range from private clients, financial institutions, real estate Investors and developers to local governments and agencies. With her wide-faceting practice, Nicole is able to provide clients with sound guidance on a multitude of Issues.

Nicole's most notable client representations include:

- Sale of the manufacturing division of a concrete and construction product supplier, including preparation and negotiation of the asset purchase agreement, management of due diligence, closing and post-closing matters

©2026 Obermayer Rebmann Maxwell & Hippel LLP. All Rights Reserved.

- Sale of the sewer systems In Lower Makefield Township, Bucks County, Pennsylvania (approximately $53 million)
- Acquisition of a large pool of quick service restaurants in Delaware and Maryland with related acquisition financing and recapitalization involving in excess of $150 million
- Representation of a non-profit corporation that supported a local state university as the borrower of approximately $57 million in qualified 501(c)(3) bonds, issued for the purpose of constructing student housing facilities for the benefit of university students, Including the negotiation of bond, documents, a ground lease and related real estate collateral documents
- Refinancing of a portfolio of commercial real estate in excess of $200 million
- Represented an affiliate of a global student accommodation provider in the refinance of indebtedness relating to a student housing complex at Temple University. Approximately $36 million in new mortgage financing was obtained
- Negotiated the sale of an 84-year old family-held wholesale distribution business which covered western Pennsylvania, West Virginia, and Ohio. As part the transaction, she assisted in the negotiations regarding clawback rights to portions of the proceeds by the estate of a former shareholder

She earned both her J.D. and her Corporate and Business Law Certificate from Rutgers School of Law.

NEWS & INSIGHTS

Obermayer Attorneys Named to 2026 Pennsylvania Super Lawyers® and Rising Stars Lists

May 22, 2026 by Caitlin E. Foley, Matthew R. Rogers, Darwin R. Beauvais, Hayley N. Purcell Sinkler, Madison G. Melinek-Heft, Terry Mutchler, Stephanie Stecklair Tarantino, Melissa M. Blanco-Sandman, Kellie A. McGowan, Michael A. Thom, Marcelina R. Policicchio, Mathieu J. Shapiro, Stephanie H. Winegrad, Adam H. Tanker, Alina Chuklin, Tara K. Burns, Nina B. Stryker, Nicholas Poduslenko, Michael S. Pepperman, Nicole E. Norcross, Hillary J. Moonay, Thomas A. Leonard III, David L. Ladov, Edmond M. George, Samantha J. Evian, Julie R. Colton, Michael E. Bertin

Obermayer Attorneys Honored in 2025 Pennsylvania Super Lawyers® and Rising Stars Lists

May 22, 2025 by Hayley N. Purcell Sinkler, Madison G. Melinek-Heft, Stephanie Stecklair Tarantino, Melissa M. Blanco-Sandman, Kellie A. McGowan, Michael A. Thom, Marcelina R. Policicchio, Mathieu J. Shapiro, Stephanie H. Winegrad, Adam H. Tanker, Alina Chuklin, Tara K. Burns, Nina B. Stryker, Nicholas Poduslenko, Michael S. Pepperman, Nicole E. Norcross, Hillary J. Moonay, Thomas A. Leonard III, David L. Ladov, Paul C. Heintz, Edmond M. George, Samantha J. Evian, Julie R. Colton, Michael E. Bertin

Obermayer Counsels BASA in $231.5 Million Landmark Acquisition by Pennsylvania American Water

October 31, 2024 by Melissa M. Blanco-Sandman, Thomas S. Wyatt, Matthew S. Olesh, Mathieu J. Shapiro, Nicole E. Norcross, David A. Nasatir

Obermayer Attorneys Recognized in Pennsylvania 2024 Super Lawyers® and Rising Stars Lists®

May 17, 2024 by Hayley N. Purcell Sinkler, Stephanie Stecklair Tarantino, Kellie A. McGowan, Michael A. Thom, Marcelina R. Policicchio, Mathieu J. Shapiro, William J. Leonard, Stephanie H. Winegrad, Adam H. Tanker, Alina Chuklin, Tara K. Burns, Nina B. Stryker, Nicholas Poduslenko, Michael S. Pepperman, Nicole E. Norcross, Hillary J. Moonay, Thomas A. Leonard III, David L. Ladov, Samantha J. Koopman, Andrew J. Horowitz, Paul C. Heintz, Edmond M. George, Julie R. Colton

28 Obermayer Attorneys Named to Pennsylvania 2023 Super Lawyers® and Rising Stars Lists®

May 23, 2023 by Melissa M. Blanco-Sandman, Amanda C. Frett, Kellie A. McGowan, Michael A. Thom, Charles L. Shute Jr., Marcelina R. Policicchio, Mathieu J. Shapiro, William J. Leonard, Stephanie H. Winegrad, Adam H. Tanker, Alina Chuklin, Nina B. Stryker, Nicholas Poduslenko, Nicole E. Norcross, Hillary J. Moonay, Thomas A. Leonard III, David L. Ladov, Samantha J. Koopman, Andrew J. Horowitz, Paul C. Heintz, Edmond M. George, Julie R. Colton, Michael E. Bertin

©2026 Obermayer Rebmann Maxwell & Hippel LLP. All Rights Reserved.

25 Obermayer Attorneys Named to Pennsylvania 2022 Super Lawyers® and Rising Stars Lists®

May 23, 2022 by Stephanie Stecklair Tarantino, Amanda C. Frett, Kellie A. McGowan, Matthew S. Olesh, Michael A. Thom, Marcelina R. Policicchio, Mathieu J. Shapiro, Stephanie H. Winegrad, Robert I Whitelaw, Nina B. Stryker, Nicholas Poduslenko, Nicole E. Norcross, Hillary J. Moonay, Thomas A. Leonard III, David L. Ladov, Samantha J. Koopman, Andrew J. Horowitz, Paul C. Heintz, Edmond M. George, Julie R. Colton, Michael E. Bertin, Ivo J. Becica

ACTIVITIES & HONORS

Nicole was included in the *Pennsylvania's Super Lawyers Rising Stars*® list in 2022-2026.

Awards Won*



*Click here for a description of the standard or methodology on which the awards and honors are based. No aspect of this advertisement is approved by the Supreme Court of New Jersey.

EDUCATION

- Rutgers University School of Law, JD
- Boston University, BA

ADMISSIONS

- New Jersey
- Pennsylvania
- United States District Court for the District of New Jersey
- United States District Court for the Eastern District of Pennsylvania

CAPABILITIES

Business & Finance

Corporate

Public Finance

Real Estate

Zoning & Land Use

Municipal Services

Obermayer Municipal Services

Industry Focus

Financial Services

Local Governments & Municipal Authorities

Real Estate & Construction

©2026 Obermayer Rebmann Maxwell & Hippel LLP. All Rights Reserved.

Real Estate

Distressed Commercial Real Estate

©2026 Obermayer Rebmann Maxwell & Hippel LLP. All Rights Reserved.