Noah K. Hansford

Partner

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Dallas



Noah Hansford is a partner in the Dallas office of Gibson, Dunn & Crutcher. He is a member of the Real Estate Practice Group where he advises clients on a broad array of commercial real estate transactions, with an emphasis on digital infrastructure. He has been engaged in the acquisition, disposition, and development of commercial real estate since 1999 and has been servicing and supporting the contractual needs of clients within the mission-critical data center industry since 2005.

Noah's clients include equity owners, developers, operators, and customers of mission-critical properties in the United States, Canada, and countries in the Asia-Pacific, European, Middle East, and Latin American regions. His practice focuses on clients engaged in the planning, development, and operation of hyperscale and neocloud brick-and-mortar structures for mission-critical occupancy and use.

Among recent representative transactions and transaction types:

- Advised EverWind Fuels, as landlord, in the leasing of more than 400 MW at EverWind's Point Tupper site in Nova Scotia, Canada.
- Advised Compass Datacenters, as landlord, in hyperscale leases for campuses in Arizona, Mississippi, North Carolina and Texas.
- Advised TeraWulf, as landlord, in connection with the leasing and development of its Lake Mariner site in New York.
- Advised Applied Digital, as landlord, in connection with the leasing and development of its Ellendale, North Dakota campus.
- Turnkey data center leases across dozens of buildings in multiple states, most phased over successive deliveries with investment grade and sub-investment grade hyperscale, cloud, neocloud, AI, bare metal and sovereign wealth-backed tenants structured on modified gross and opex recovery bases with ambient and liquid cooling SLAs.
- Multi-phase turnkey master services agreements across multiple sites and buildings with investment grade or better hyperscale, cloud and AI tenants, structured on modified gross and opex recovery bases with ambient and liquid cooling SLAs.
- Tenant-operated build-to-suit data center leases across multiple sites and buildings with investment grade or better hyperscale and cloud tenants, generally structured on an opex recovery basis.

Noah received his B.B.A. from Texas Christian University, and his J.D. from Southern Methodist University School of Law, *cum laude*. Before joining Gibson Dunn, Noah was a partner at another law firm. He was a Certified Public Accountant and is admitted to practice in Texas.

Capabilities

Real Estate

Data Centers and Digital Infrastructure

Credentials

Education

Southern Methodist University - 1999 Juris Doctor

Texas Christian University - 1993 Bachelor of Science

Admissions

Texas Bar

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