

Nicolas AbouAssaly

Member

Contact

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Location: Cedar Rapids, IA

Practice Areas

- Real Estate Law
- Business Transactions and Counseling
- Estate Planning and Private Wealth
- Municipal Law
- Agriculture Law
- Startups and Emerging Companies
- Banking and Finance

Biography

Nicolas AbouAssaly is an Iowa real estate attorney with a focus on large real estate transactions, real estate tax protests and corporate and business transactions. Mr. AbouAssaly represents property owners and developers, builders, landlords, tenants, farmers, municipalities and lenders in real estate transactions, including the most complex in Cedar Rapids and throughout Iowa. Prior to joining the firm in 1997, Mr. AbouAssaly was an in-house attorney with Exxon Corporation in Houston, Texas. Mr. AbouAssaly is passionate about community support and is the current Mayor for the City of Marion, Iowa.

Real Estate. Mr. AbouAssaly represents clients of all sizes in connection with the purchase, sale, leasing and development of commercial real estate. His practice includes preparation of agreements, handling title matters, representation of clients in connection with zoning, platting and land use and development matters and challenging real estate valuations for tax assessment purposes.

Real Estate Tax Protests. Mr. AbouAssaly has represented local and national clients in challenging real estate valuations for tax assessment purposes for commercial and industrial facilities throughout the State of Iowa, including appeals of board of review decisions to the Iowa District Court. His work on behalf of such clients has often resulted in significant reductions in assessed values of real estate and, consequently, significant savings in real estate tax liabilities.

General Corporate and Business Transactions. Mr. AbouAssaly provides advice and services to many businesses on day-to-day issues as well as issues relating to LLC formations, negotiating and drafting of organizational documents, and a variety of business contracts.

Additional languages: Arabic
Place of birth: Beirut, Lebanon

Bar Admissions

- State of Iowa, 1995

Education

- University of Iowa College of Law, JD, with distinction, 1992
- University of Iowa, BBA, with honors, 1989
    - Finance

Professional & Community Affiliations

Professional Memberships

- Iowa Finance Authority Board
- Iowa State Bar Association
    - Business Law Section
    - Real Estate & Title Law Section
- Linn County Bar Association

Community Involvement

- Mayor for Marion, Iowa, 2016-Present
    - Former City Council Member
- Cedar Rapids Rotary Club
- St. George Orthodox Christian Church
    - Music Director

Honors & Awards

Professional Honors

- Recognized by Legal 500 US as Iowa Elite Lawyer for Real Estate, 2026
- Included in the Best Lawyers® “Lawyer of the Year” list for Cedar Rapids
        - Real Estate Law, 2022
        - Land Use and Zoning Law, 2019 & 2021
- Included in the Best Lawyers in America® list, 2027
    - Business Organizations (including LLCs and Partnerships)
    - Land Use and Zoning Law
    - Real Estate Law
    - Trusts and Estates
- Included in Great Plains Super Lawyers list, 2012-2026
        - Real Estate
- AV Rating by Martindale-Hubbell®

Community Honors

- Inducted into JA Corridor Business Hall of Fame, 2026
- Mayor of the Year by the Iowa Mayors Association, 2023

- Voted Most Influential Person in the Corridor, 2018 & 2020 (CBJ)
    - Listed among the Corridor's Most Influential People, 2017 – Present (CBJ)
- Linn County Bar Association Citizenship Award, 2019
- Visionary Youth Leadership Recipient, 2019 (National Council on Youth Leadership)
- Corridor Business Journal's Forty Under 40 Alumnus of the Year, 2022
    - Corridor Business Journal's Forty Under 40, 2005
- Rotarian of the Year, 2009-2010
- Marion, Iowa Citizen of the Year, 2008

Publication

- Contributor (Iowa), Mark A Senn, "State-by-State Guide to Commercial Real Estate Leases", First, Second, Third and Fourth Editions

News & Events

2026

- Nick AbouAssaly Inducted into 2026 Corridor Business Hall of Fame
- Nick AbouAssaly Included in Best Lawyers in America® 2027
- Nick AbouAssaly Recognized by Legal 500 US as Iowa Elite Lawyer for Real Estate, 2026
- Nick AbouAssaly Listed in 2026 Great Plains Super Lawyers
- Nick AbouAssaly Gives 11th Annual Marion State of the City Address
- Nick AbouAssaly Ranked #2 on CBJ's Most Influential List

Archive

- Nick AbouAssaly Presents 10th Marion State of the City Address
- Nick AbouAssaly Listed in 2025 Great Plains Super Lawyers
- Nick AbouAssaly Listed on CBJ's Most Influential List for Eighth Consecutive Year
- Nick AbouAssaly Included in Best Lawyers in America® 2025
- Nick AbouAssaly Appointed to Serve on the Iowa Finance Authority Board
- Nick AbouAssaly Highlights 2024 Projects in Marion State of the City Address
- Nick AbouAssaly Listed in 2024 Great Plains Super Lawyers
- Nick AbouAssaly Named Mayor of the Year by the Iowa Mayors Association
- Nick AbouAssaly Included in Best Lawyers in America® 2024
- Nick AbouAssaly Gives Eighth State of the City Address
- Nick AbouAssaly Listed in 2023 Great Plains Super Lawyers
- Nick AbouAssaly Makes CBJ Most Influential List for 6th Consecutive Time
- Nick AbouAssaly CBJ Forty under 40 Alumnus of the Year
- Nick AbouAssaly Included in Best Lawyers in America® 2023
- Nick AbouAssaly Listed in 2022 Great Plains Super Lawyers
- Nick AbouAssaly Relentless in Saving Historic Marion Church
- Nick AbouAssaly Gives Seventh State of the City Address
- Paul Morf and Nicolas AbouAssaly Assist with the Sale of Garst Family Farmland Totaling $19.3 Million
- Eleven SPMB Attorneys Named "Lawyer of the Year" by Best Lawyers® 2022
- AbouAssaly Speaks at 27th Annual Marion State of the City Address
- Nick AbouAssaly Voted Corridor's Most Influential Leder of 2020