



## Denise B. Borne

### Associate

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Denise's real estate practice primarily focuses on commercial purchase and sale transactions. She also drafts and negotiates commercial leases, easements, licenses, covenants, and a variety of other real estate-related contracts, and advises clients on title and survey reviews, boundary and access issues, and zoning and land use matters.

Denise draws on her experience in both litigation and transactional matters, to offer clients practical, business-minded solutions and effective risk management strategies. She emphasizes clear communication and responsiveness, enabling clients to move forward with confidence.

Before joining Fairfield and Woods, Denise practiced at a Denver law firm where she handled a mix of transactional and litigation matters in real estate. She also practiced in the Netherlands as both a law firm attorney and in-house corporate counsel, where she managed commercial real estate transactions, intellectual property matters, and complex contract negotiations.

Her international background, combined with her ability to speak English, Dutch, and Hebrew, allows her to navigate complex real estate transactions with a unique global perspective.

Outside of the office, Denise enjoys trail running, skiing, backpacking, and exploring the outdoors with her husband and their chocolate Labrador.

### Education

Duke University School of Law, LL.M., Intellectual Property, Science, and Technology Law Certificate, *Duke Law Merit Scholarship*, 2023

Erasmus University School of Law, Rotterdam, The Netherlands, LL.M., 2019

Hebrew University School of Law, Jerusalem, Israel, Students Exchange Law Program

Erasmus University School of Law, Rotterdam, The Netherlands, LL.B., 2018

## Bar Admissions

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Colorado  
United States District Court for the District of Colorado

## Practice Areas

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Real Estate  
Construction and Land Development  
Purchase and Sale, Leasing, and Due Diligence  
Land Use, Zoning, and Development Entitlements

## Professional Affiliations

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- Colorado Bar Association
- Denver Bar Association
- Colorado Women's Bar Association