Director
sstrona@starnlaw.com
8085376100

Education:

University of Hawaii, William S. Richardson School of Law
J.D. (2014)
Asian-Pacific Law and Policy Journal, Staff Editor
Intellectual Property Moot Court Team: Winner, 2014 Saul Lefkowitz Moot Court Competition West Region Best Oral Argument Team

University of Hawaii, Shidler College of Business
M.B.A. (2015)

University of Southern California
B.S., Business Administration and Communication Design (2011)

Judicial Clerkship and Externships:
Extern to Associate Justice Simeon R. Acoba (Ret.), Hawaii Supreme Court
Extern to Judge Richard R. Clifton (Ret.), United States Court of Appeals, Ninth Circuit
Law Clerk to Associate Judge Katherine G. Leonard, Hawaii Intermediate Court of Appeals

Areas of Practice:
Real Estate, Commercial Transactions, Corporate Law

Professional Activities:
Licensed in Hawaii
Admitted to practice in the United States District Court for the District of Hawaii
Hawaii State Bar Association
Commercial Real Estate Women of Hawaii (CREW Hawaii), Founding Director and Former Secretary
Commercial Real Estate Development Association (CREDA, formerly NAIOP)

Community Activities:
Hawaiian Humane Society – Board of Directors
'Io Society – Leadership Committee

SARA S. T. STRONA

Ms. Strona is a Director of the firm. Ms. Strona focuses her practice in the areas of commercial real estate transactions, leasing, commercial asset and equity sales and acquisitions, and corporate law.

Ms. Strona has been selected to the ***Hawaii Super Lawyers®*** list since 2025, and the **Hawaii *Super Lawyers®, "Rising Star"*** list in the practice area of Real Estate Law since 2020.

Ms.Strona has been named to ***The Best Lawyers in America® 2027*** list in the practice areas of Corporate Law, Land Use & Zoning Law, Leisure & Hospitality Law and Real Estate Law. Ms. Strona has also been selected to ***The Best Lawyers in America®, Ones to Watch*** list in the practice area of Business Organizations (Including LLCs and Partnerships) since 2022.

Ms. Strona was selected as an ***"Emerging Legal Star"*** by **Hawaii Business Magazine** in 2024. She is one of a small handful of Hawaii attorneys to receive the honor.

Ms. Strona was also recognized as one of ***Pacific Business News' "40 Under 40"*** in 2026. This prestigious honor recognizes young leaders throughout Hawaii for their achievements in their professional lives and in the community.

Ms. Strona holds **Martindale-Hubbell's®** highest possible rating **AV Preeminent®**; this rating is given by her legal peers, based on their knowledge of her work, knowledge and integrity.

Examples of Ms. Strona's work include:

Real Estate Acquisitions, Sales, Development, and Financing. Represents clients in connection with real estate acquisitions, sales, development and construction, and financing. Negotiates, drafts, and reviews purchase contracts and loan documents and assists clients with due diligence, title review and title insurance negotiation, and entitlements and approvals.

Commercial Leasing. Represents both landlords and tenants in the negotiation of retail, office, and ground leases, subleases, and lease extensions and assignments.

Corporate Structuring. Represents clients in connection with forming and structuring entities, drafting operating and partnership agreements, obtaining

government licenses, and negotiating transactions between business partners.

Business Transactions. Handles business acquisitions from negotiations through closing. Assists clients with a variety of commercial contracts relating to loans, asset and equity sales and acquisitions, intellectual property licensing, and management and consulting services.

Hotel and Resort. Assists clients with due diligence, contract negotiation, and closing process for sale and acquisition of hotel and golf course properties.

Government Relations. Assists clients in tracking, reviewing, and analyzing proposed legislation, advises clients as to the potential effects of legislation, meets with key stakeholders, and prepares testimony on behalf of clients.

After graduating from the William S. Richardson School of Law, Ms. Strona served as Law Clerk to the Honorable Katherine G. Leonard, Associate Judge of the Hawaii Intermediate Court of Appeals. She served judicial externships with the Honorable Simeon R. Acoba (Ret.), Associate Justice of the Hawaii Supreme Court, and the Honorable Richard R. Clifton (Ret.), Judge of the United States Court of Appeals for the Ninth Circuit.

Ms. Strona currently serves on the Board of Directors of the Hawaiian Humane Society and on the Leadership Committee of the ʻIo Society, which supports ʻIolani School. She also volunteers with Business Law Corps, providing pro bono legal advice to individuals and small business owners in the community.

Ms. Strona previously served as President of the ʻIolani Alumni Association's Board of Directors, as a member of the ʻIolani School Board of Governors, and as a Founding Director and the Secretary of Commercial Real Estate Women of Hawaii (CREW Hawaii).

What People Say About Ms. Strona:

"Worked with Sara (who represented the buyer and I the seller) recently on a complex hotel transaction which involved the simultaneous closing of two separate transactions (a fee and a leasehold purchase) and a number of challenging issues arose. After the closing my client, my client's broker and I all agreed that Sara's performance throughout the transaction and especially during the pre-closing period was instrumental in achieving our goal. She is an excellent lawyer."
Martindale-Hubbell, Peer Review Comment

"Ms. Strona is an exceptional attorney with excellent skills."
Martindale-Hubbell, Peer Review Comment

"From start to finish, Sara Tsukamoto Strona of Starn O'Toole Marcus & Fisher clearly communicated her expertise. I faced multiple documents that were daunting enough that I couldn't even come up with a question to ask. Sara took the time to assist me in making the clear decisions I needed to make. Through the maze of steps needed to achieve a signed and accepted A&A, Sara was right there for me and often led the discussions for all involved."
Best Law Firms Client Comment

"Sara is knowledgeable, thorough, quick to respond, and her work is accurate. In the past, when I have worked with other law firms, I have always had to carefully read everything and make numerous changes to the documents. But with Sara, after my careful reading, the only changes that need to be made are when I change my mind. She thinks of everything."
Best Law Firms Client Comment

"Sara Tsukamoto Strona at Starn O'Toole Marcus & Fisher is professional, thorough and knowledgeable. She offered me great advice on setting up my charity and even reached into the local community to help me find additional help. Sara was clear about the pros and cons of different options and gently nudged me to make decisions in a timely manner. I couldn't have asked for more."
Best Law Firms Client Comment

"We have worked with Sara Strona at the Starn O'Toole Marcus & Fisher firm for several years. Her work related to real estate construction, financing and documentation has been excellent. We will continue to engage Sara as needs arise."
Best Law Firms Client Comment

"Sara of Starn O'Toole Marcus & Fisher is the best attorney I have ever encountered. She is truly an expert in business and real estate law and demonstrates high integrity, collaborative skill, conscientiousness and dedication. She responded quickly and with precision. We do not believe the sale of our business would have gone through without her because the buyer's counsel was missing in action. Sara was truly the glue. She met and far exceeded our expectations!"
Best Law Firms Client Comment

"I am a San Francisco attorney. I have a client involved with some complex Hawaii real estate matters. Sara Strona has collaborated on several matters. Timely responses, related to complex matters, very competent. I would highly recommend Sara and her firm."
Best Law Firms Client Comment

"Much appreciation for Sara Tsukamoto Strona for helping this client maneuver through our commercial property issues. Her patience and guidance has helped me reach closure in a challenging situation."
Best Law Firms Client Comment

"Our company has worked with many attorneys over the years but no one was as efficient, competent, on time, ahead of the game, caring as Sara Tsukamoto Strona. I greatly recommend her. I have never felt an attorney have my best interest in the way that she attended to us. If you want the best professional attorney on your side - hire Sara

Tsukamoto Strona."

Best Law Firms Client Comment