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# SMART COUNSEL STRAIGHT TALK

## Spotlight on Real Estate

### **RMF Helps Client Meet Expansion Goals With Acquisition of New Corporate Headquarters and Warehouse Facility**

**Real Estate attorneys Eric Rubenstein and Ben Weinstock spearhead negotiations leading to successful culmination of transaction**

- ▶ One of Long Island's largest privately held companies sought to consolidate its operations, establish a corporate headquarters and gain operating efficiencies with the purchase of a 225,000 square foot facility in Suffolk
- ▶ The company, an industry leader with deep roots on Long Island, turned to RMF to assist with the deal's complex legal requirements
- ▶ Ruskin Moscou negotiated the acquisition agreement and financing and handled the closings associated with each, effecting a smooth transition based on the clients' timetable and requirements
- ▶ The Firm also negotiated IDA financing that the client plans to use to further renovate the property and facilities and to fund future expansion plans

### **Real Estate Team Negotiates Major Retail Leases and Construction Financing for Iconic Retail Location at Broadway and 72 St. in NYC**

**Partner Benjamin Weinstock, aided by a multi-disciplinary team, successfully handles complex transaction**

- ▶ In an intricate series of transactions involving multiple parties, Ruskin Moscou Faltischek, as counsel to the building property owners, played a key role in completing one of the last major construction financings to close in 2008 to successfully advance the project to completion
- ▶ In addition, RMF represented the landlord in the negotiation of two significant leases with a high-end specialty grocer (23,500 square feet) and a bank (5,500 square feet)
- ▶ Considered one of the hottest retail locations in the world, the building boasts five floors of coveted retail space and 17 floors of luxury rental apartments
- ▶ The owner is presently evaluating interest in the 17,000 square feet of remaining retail space

### **Lend America turns to RMF for Assistance with Lease Negotiations on New Headquarters in Melville**

**Real Estate partner David Leno directed negotiation effort to swift and efficient completion on behalf of client**

- ▶ Lend America, one of the premier direct mortgage lenders in the US, needed additional space in order to accommodate its expanding operations
- ▶ Ruskin Moscou Faltischek negotiated the lease for the new space on behalf of Lend America for 68,617 square feet of premier commercial space along the Route 110 corridor in Melville
- ▶ One of the client's key requirements was for the negotiations to be completed in a seamless and timely fashion, since Lend America wished to avoid disruption of critical business operations
- ▶ Long Island Business News subsequently chose the transaction as "Top Office Lease of the Year" as part of its annual Real Estate Awards, bestowed to recognize the top real estate deals of the year

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RUSKIN MOSCOU FALTISCHEK P.C.

**Smart Counsel. Straight Talk.**

Prior results do not guarantee a similar outcome.

