



## ERIC C. RUBENSTEIN / OF COUNSEL

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### EDUCATION

- New York Law School (J.D., 1981)
- University of Rochester (B.A. Economics, 1977)

### PRACTICE AREAS

- Environmental
- Health Law: Regulatory
- IDA & Municipal Development Incentives
- International Practice Group
- Real Estate
- Tax Certiorari & Condemnation
- Zoning & Land Use

Eric C. Rubenstein successfully manages a diverse real estate transactional practice with specific emphasis on commercial leasing, acquisitions and sales, and mortgage financing and 1031 transactions. He personally closed the \$210M sale of Jericho Plaza, one of the largest one-site real estate transactions in Long Island history, as well as the \$190M sale of EAB (now RXR) Plaza, and a \$140M securitized leasehold mortgage with Lehman Brothers. For many years, he handled all of the financing and leasing at Jericho Plaza and RXR Plaza (comprised of more than 1,800,000-square-feet in the aggregate).

Eric is Of Counsel at Ruskin Moscou Faltischek, P.C., where he is a member of the firm's Real Estate Department and a member of the Environmental Practice Group. Among Eric's clients are major lenders and real estate developers, owners and operators in financing and sales transactions in New York City and the metropolitan area, as well as other areas throughout the U.S. These transactions have included shopping centers, office buildings, hotels and resorts, apartment complexes, retail sites, nursing homes, assisted care facilities, warehouses, industrial sites, vacant land, commercial and residential cooperatives and condominium, and partnership interests, among others. Eric's work on behalf of lenders and property owners includes management and brokerage contracts, construction and architects agreements, title and zoning issues, as well as environmental matters.

His professional career began in New York City with Baker & McKenzie and Mudge Rose Guthrie Alexander & Ferdon. Eric then spent six years as in-house real estate counsel for a division of ABN AMRO Bank on Long Island and in New York City. Prior to joining the firm, he was the head of the Long Island Real Estate Department of Phillips Nizer.

Eric was elected secretary of the Long Island Real Estate Group in 2008 and continues to serve in that capacity and as board member. For three years, Eric served on the Board of Directors and Executive Committee of Landmark on Main Street, Inc., a community nonprofit organization, which converted an elementary school in Port Washington, where he resides, into subsidized senior housing, daycare and afterschool facilities, and a theater. Eric frequently lectures and is published widely. Repeatedly named as a NY Super Lawyer, he has been honored by the Long Island Business News as one of the 50 Around 50 Long Islanders for his business achievement and community service.

- Enfeoff (Lexis Nexis Real Estate Law Blog, 3/26/14)
- “It’s All About the Work” In Office Leasing (Part I) (Lexis Nexis Real Estate Law Blog, 4/01/14)
- “It’s All About the Work” In Office Leasing (Part II) (Lexis Nexis Real Estate Law Blog, 4/02/14)
- “It’s All About the Work” In Office Leasing (Part III) (Lexis Nexis Real Estate Law Blog, 4/04/14)

## Lectures

- “Luxury Leasing,” Law Conference Roundtable, Speaker, October 24, 2014.
- “State of the Retail Market,” ICSC: Long Island Breakfast Program and Networking Event, Moderator, November 19, 2013.
- “Shopping Center Owners’ View on Retail in 2013 and Beyond,” ICSC: Long Island Breakfast Program and Networking Event, Moderator, April 18, 2013.
- “Long Island Retail from All Sides,” ICSC: Long Island Breakfast Program and Networking Event, Moderator, June 21, 2012.
- “Controlling Tenant’s Space in Bankruptcy,” ICSC: Roundtable, Speaker, December 7, 2010.
- “Consumer Confidence 2010: The Key Driver for Retail Success,” ICSC Long Island Program Planning Committee, Moderator, June 17, 2010.
- “Corporations: How They Are Viewing Their Real Estate Holdings,” Commercial Industrial Brokers Society, September 28, 2010.
- “How Owners and Tenants Can Successfully Navigate the Stormy Economy,” ICSC, January 14, 2009.
- “Environmental Issues in Real Estate Transactions,” Commercial Industrial Brokers Society, January 30, 2008.
- “Is Long Island Under Retailled?” ICSC, November 15, 2007.
- “Challenges of Site Selection on Long Island,” ICSC, June 12, 2007.
- “How to Grow Your Business Through Governmental Incentives,” CLE Seminar Mining for Gold, November 1, 2005.
- “Seminar on Commercial Leasing,” C.W. Post University, October 13, 2003.
- “The Essentials of Office and Retail Leases in New York”, CLE Seminar for the National Business Institute, September 8, 2003.
- “Anatomy of an Office Lease Transaction,” CLE Seminar with Hofstra University School of Law, April 24, 2003.
- “Seminar on Government Financing for Your Business with Commerce Capital Markets,” October 9, 2002.

- “Role of Brokers and Attorneys in Leasing Negotiations for Commercial-Industrial Brokers Society of Long Island,” March 19, 2002.
- “Mortgages and Mortgage Agreements,” New York State Bar Association Continuing Legal Education Program, June 14, 2001.

## PUBLICATIONS

- Twenty-Five Ruskin Moscou Faltischek Attorneys Named As New York Metropolitan Area Super Lawyers For 2021 (Press Releases)
- Michael L. Faltischek And Attorneys Recently Closed On A \$102,116,000 Tax Exempt Bond Financing Deal For The Development Of Fountaingate Gardens At Gurwin In Commack, New York. (Press Releases)
- Seventeen Ruskin Moscou Faltischek Attorneys Named As New York Metropolitan Area Super Lawyers For 2020 (Press Releases)
- Fifteen Ruskin Moscou Faltischek Attorneys Named As New York Metropolitan Area Super Lawyers for 2019 (Press Releases)
- Seven deadly pitfalls when buying NYC multifamily (Real Estate)
- Sixteen Ruskin Moscou Faltischek Attorneys Named as New York Metropolitan Area Super Lawyers for 2017 (Press Releases)
- Eric Rubenstein named Associate of the Year by CIBS of Long Island (Real Estate)
- Standing the Test Of ‘Time Is of the Essence’ (Real Estate)
- Letter re Transient Occupants (Alerts, Real Estate)
- Is it a Lease or a License? Why it Matters (Alerts, Real Estate)
- “Time Is Of The Essence” In a Real Estate Contract, Redux (Articles, Real Estate)
- Subleasing Heats Up: Critical Issues in Sublease Transactions (Articles, Real Estate)
- New Law Helps Contractors Get Paid (Articles, Real Estate)
- No Second Chance for Expired Notices of Pendency (Articles, Real Estate)
- How Lawyers Can Add Value to Real Estate Transactions (Articles, Real Estate)
- The Landlord’s Bankruptcy: How to Prepare for It and What to Expect (Articles, Real Estate)
- Avoiding Expensive Drafting Mistakes in Commercial Leasing (Articles, Real Estate)
- Beware of Surprise Brokerage Fees in Lease Renewals and Expansions (Articles, Real Estate)
- Calculating IDA Benefits (Articles, Real Estate)
- Environmental Insurance: No Substitute For Testing (Articles, Real Estate)
- Unpaid Brokers Get a Stronger Remedy (Articles, Real Estate)
- Hey! That’s My Property (Articles, Real Estate)
- Insuring Against Terrorism: New Coverage, New Problems (Articles, Real Estate)