



Joann Berardo Birle

Counsel

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Joann Berardo Birle concentrates her practice on commercial real estate law, with a particular emphasis in retail, office, industrial and warehouse leases for landlords and tenants.

Joann's tenant-side experience includes the representation of luxury watch and shoe companies in their expansion into luxury shopping centers throughout the country, a top-five U.S. bank in branch leases throughout New York and New Jersey, and leases for major restaurants and food brands in prime Manhattan locations. Her recent landlord-side experience includes the representation of a receiver in the leasing of a large mall in New Jersey, and a prominent real estate owner in leasing a large office complex in New Jersey.

Her other areas of her practice include acquisitions, dispositions and financings of retail, office and residential properties; institutional secured lending; and the negotiation of construction, consultant, vendor and architectural services agreements.

Joann also has an active pro bono practice. In 2017, the Lawyers Alliance for New York honored Joann with its Cornerstone Award for outstanding service to nonprofits that improve the quality of life for low-income New Yorkers. During that year, Joann negotiated leases for nonprofits that provide senior services, leadership training, early childhood Head Start programs, and support for women with HIV.

During law school, Joann was awarded NYU's D. George Levine Memorial Award for the highest grade in real property law, as well as the Professor Robert R. Rosenthal Award for excellence in New York practice.

Prior to joining Herrick, Joann was counsel at Heller Ehrman White & McAuliffe (formerly Werbel & Carnelutti, PC).

Services

- Real Estate
- Commercial Leasing

Education

- New York Law School (J.D., *magna cum laude*, 1990)
 - Notes and Comments Editor, New York Law School Law Review
- Fordham University (B.A., 1987)

Languages

- Italian

Matters

Westfield Corporation - Fulton Center Retail Leasing

Represented Westfield Corporation in the retail leasing of Manhattan's Fulton Center. Fulton Center is one of New York City's largest transit hubs - approximately 300,000 people travel through it every weekday.

Online Marketing Company - National Leasing Matters

Represented an online marketing company in office lease agreements in a number of U.S. states, including New York, Boston, Arizona, Virginia and Texas.

Shoe Retailer - Shopping Center Leases

Represented a major U.S. men's shoe company in its expansion into high-end shopping centers throughout the country.

U.S. Bank - Branch and Office Leases

Represented a top five U.S. bank in its retail branch and office leases throughout New York and New Jersey.

Real Estate Developer - Office Leases

Represented a major real estate developer as landlord for all its office leases in a Class A New Jersey office complex.

RXR Realty - \$800 Million Acquisition of 237 Park Avenue

Represented RXR Realty in its joint venture acquisition of 237 Park Avenue, a 1.2 million-square-foot office building located in the heart of the Grand Central District, between 45th and 46th Streets.

RXR - Office and Retail Leasing

Representing RXR Realty, one of the largest real estate operating and investment companies in the New York tri-state area, in a wide range of office and retail leasing matters.

Global Management Consulting Firm - Connecticut Office Lease

Represented a global management consulting firm in the lease of a regional operating office in Connecticut.

Manufacturing Facility Acquisition

Represented one of the nation's largest manufacturers of cheese in the acquisition of substantially all of the assets of a cheese manufacturing facility, including its real property.

Citibank - \$600 Million Financing to Durst Affiliates

Represented Citibank, as agent, in a \$600 million term loan to certain affiliates of the Durst Organization secured by a blanket mortgage on six office buildings located in Manhattan. The term loan refinanced approximately \$300 million of existing mortgage debt on three of the properties (including approximately \$120 million outstanding to Citibank). The bank group also financed a \$400 million revolving credit facility to the Durst Organization. The revolving credit facility is secured by pledges of economic and equity interests in the six mortgage borrowers and in two additional Durst affiliates, which affiliates own other office properties in Manhattan.

NYC School Construction Authority - 77 Greenwich Street

Assisted the New York City School Construction Authority ("SCA") in the \$104 million purchase of the structure of a multi-story elementary school, from an affiliate of Trinity Place Holdings. SCA will complete a multi-story elementary school and construct a 40-story condominium on the property at 77 Greenwich Street.