



Richard J. Brown

Partner

rbrown@herrick.com

(212) 592-1402 PHONE

(212) 545-3310 FAX

Richard Brown has been a commercial real estate lawyer for 39 years, and a partner in Herrick's Real Estate Department since 1987. Richard handles all aspects of complex commercial real estate transactions with a particular emphasis on sales, acquisitions, financings and commercial leasing.

Richard regularly advises major owners, developers and tenants including RXR, Thomson Reuters, Instinet, Wells Fargo, Mizuho Corporate Bank, Metropolitan Commercial Bank, Nomura Securities, Teknion and Rabina Properties.

Richard has been recognized numerous times by Thomson Reuters' Real Estate *Super Lawyers*, which identifies lawyers who have achieved a high degree of excellence and professional achievement.

Services

- Real Estate
- Acquisitions & Sales
- Commercial Leasing
- Condominium and Cooperative Law
- Real Estate Development
- Real Estate Finance
- Real Estate Litigation & Dispute Resolution

Education

- University of Miami School of Law (J.D., 1976)
- Binghamton University (B.A., 1973)

Memberships & Associations

- New York State Bar Association
 - Commercial Leasing Committee

Matters

Rabina Properties - MedMen Lease - Miami, FL

Represented Rabina Properties in a lease to MedMen for their Collins Avenue property in Miami Beach. MedMen is one of the leading publicly traded, United States-based cannabis company with operations in California, Nevada, New York, and Florida.

The Sabet Group - Crosby Street Acquisition

Represented The Sabet Group in their purchase and development of 35 Crosby Street in Manhattan.

Wells Fargo - Madison Avenue Lease Renewal

Represented Wells Fargo in the lease renewal of their flagship location at 437 Madison Avenue. The bank signed a five-year renewal for its 7,206-square-foot space at the William Kaufman Organization building, which spans the blockfront between East 49th and East 50th Streets.

Turkish Consulate - Lease at 605 Third Avenue

Represented the Turkish Consulate General in New York in a lease of the entire 30th floor at 605 Third Avenue in Manhattan.

RXR - Lease at 61 Broadway

Represented RXR Realty in a lease of the entire 33rd floor at 61 Broadway to Hello Alfred.

RXR - OXO International Lease

Represented RXR in OXO International's 50,000+ square-foot lease in Manhattan's Starrett Lehigh Building.

Rabina Properties - Commissioned Mural at 110 Fifth Ave.

Represented Rabina Properties in an Art Services Agreement with an internationally exhibited American artist, who was commissioned to create a mural for the lobby of a mixed-use building at 110 Fifth Avenue in Manhattan.

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.

Cipriani - 30 Rockefeller Plaza Restaurant Lease

Represented the Cipriani family in their lease of the world famous Rainbow Room at 30 Rockefeller Center.

Mizuho Corporate Bank - 150,000 Square-Foot Sublease

Represented Mizuho Corporate Bank in its sublease of 150,000 square-feet at One State Street Plaza in Manhattan.

Nomura Securities - 3 Bryant Park Sublease

Represented a subsidiary of Nomura Securities, in a 70,000 square foot sublease to Stifel, Nicolaus & Company at 3 Bryant Park.

Rabina Properties - \$131 Million Manhattan Development Site Sale

Represented Rabina Properties LLC in the \$131 million sale of a development site consisting of six properties in Manhattan's NoMad neighborhood. The sale also included additional Inclusionary Housing benefits and an investment by our client in the acquiring entity.

Wells Fargo - Park Avenue Office Lease

Represented Wells Fargo in a new office lease at 280 Park Avenue, a joint venture of Vornado and SL Green.

Nomura America - U.S. Office Leasing

Represented the investment bank Nomura America in office leasing matters throughout the U.S.

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.

Rabina Properties - \$175 Million North Carolina Office Building Purchase

Represented Rabina Properties in the \$175 million purchase and financing of a 640,000 square-foot office building in Charlotte, North Carolina's downtown business district.

Sabet Management - Refinancing of 1234 Broadway

Represented Sabet Management in a \$73 million mortgage refinancing of 1234 Broadway in Manhattan.

\$60 Million Manhattan Retail Acquisition and Leasehold Financing

Represented a developer in forming and capitalizing a purchaser, and in the \$60 million acquisition and leasehold financing of a master lease of the retail space at 1657 Broadway, Manhattan.

Rabina Properties - \$35 Million Miami Beach Refinancing

Represented Rabina Properties in a \$35 million mortgage refinancing with M&T Bank for premises owned by Rabina at 500 Collins Avenue in Miami Beach, Florida.

Sabet Development Affiliate - \$21 Million Acquisition of West 25th Street Buildings

Represented an affiliate of Sabet Development in the \$21.5 million acquisition of two buildings on West 25th street; the property will serve as the "replacement property" in a reverse 1031 transaction.

Sabet Management - \$19 Million Manhattan Apartment Building Acquisition

Represented Sabet Management in the \$19 million acquisition of the residential apartment building 92 Second Avenue, with acquisition financing supplied by Signature Bank.

Real Estate LLC - Manhattan Commercial Condominium Sale

Represented a real estate LLC in the sale of the commercial condominium unit at 205 Bleecker Street to two affiliates of Infinity Real Estate, LLC.

Sabet Management Affiliate - West Village Building Acquisition

Advised an affiliate of Sabet Management in the acquisition of a building in the West Village.

U.S. Bank - Yonkers Building Sale

Represented a major U.S. bank in the sale of a building located in Yonkers, New York.

Roberta Flack - Harlem Property Development

Represented renowned vocalist Roberta Flack in her development of real estate in Harlem.

POTS Not-For-Profit - Bronx Building Acquisition

Provided pro bono representation to Part of the Solution ("POTS"), for the acquisition of a building adjacent to their Bronx headquarters. We helped negotiate the contract for purchase and the mortgage financing, which was provided by a not-for-profit entity specializing in loans to comparable borrowers.

Forest Hills Property Group Subsidiary - Brooklyn Mixed-Use Mortgage Refinancing

Advised a subsidiary of Forest Hills Property Group in a mortgage refinancing for a mixed-use property located on Manhattan Avenue in Brooklyn.

New York Yankees - Wireless Lease Agreements

Represented the New York Yankees in their lease agreements with wireless carriers in the new Yankee stadium.

Polo Ralph Lauren - Office and Showroom Lease

Represented Polo Ralph Lauren Corporation in a 50,000 square-foot Manhattan office and showroom lease.

MF Global Corporate Headquarters Lease

Represented MF Global in its 62,000 square-foot New York headquarters lease.