



## Richard R. Kalikow

*Partner*

[rkalikow@herrick.com](mailto:rkalikow@herrick.com)

New York

(212) 592-1484 PHONE

(212) 545-2314 FAX

### SERVICES

- Real Estate, Acquisitions & Sales, Commercial & Ground Leasing, Real Estate Finance, Real Estate Joint Ventures

### EDUCATION

- Fordham University School of Law (J.D., *cum laude*)
- New York University School of Law (LL.M.)
  - Taxation
- Cornell University (B.S.)

### ADMISSIONS

- New York
- Florida

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Richard Kalikow's real estate practice focuses on both U.S. and international clients, including institutional and private investors. He handles leasing, acquisitions, financings, development, joint ventures, real estate funds and other real estate-related matters. In addition, he represents lenders and borrowers nationally in workouts and restructurings.

Richard has over thirty-five years of experience in sophisticated domestic and international real estate transactions, having handled the acquisition, financing and development of numerous office buildings, shopping centers, condominiums and restaurants all over the world.

In addition to a number of high-profile properties in Manhattan and New Jersey, including the Bank Santander building at 45 East 53rd Street, 666 Fifth Avenue, Three Times Square, and the Harborside Financial Center, Richard has worked on projects in Boston (53 State Street) and Frankfurt, Germany (the Messeturm). He also handled national leasing programs for Blackrock and KPMG, and advised Chadbourne & Parke, Brown Brothers Harriman, National Financial Partners, Mylan Laboratories, PricewaterhouseCoopers, Newsweek, and Joseph Littlejohn & Levy in the leasing of their respective New York headquarters.

Foreign institutional investors, including Canada's Oxford Properties Group and the Canada Pension Plan Investment Board have relied on Richard's counsel in connection with their investments in real estate funds, and joint ventures in the U.S. to acquire and develop properties. He also has represented individual Irish and Israeli investors in connection with their investment in condominium and mixed-use developments in Manhattan.

Prior to joining Herrick, Richard was a partner at Diamond McCarthy LLP, and before that, he was a partner at Skadden, Arps, Slate, Meagher & Flom LLP for 25 years.

## Matters

### **Joint Venture Acquisition of Hotel Assets and Properties**

Represented an affiliate of the Bauhouse Group in a joint venture acquisition from affiliates of Lehman Brothers Holdings Inc. of the assets and business of NYLO Hotels LLC; and three NYLO Hotel properties located in Texas and Rhode Island.

### **Essex Capital - Refinancing**

Represented Essex Capital in a take-out refinancing from Investors Bank secured by a newly constructed multifamily apartment building in Ridgewood, New York.

### **Sale of Palladian Corporate Center - Durham, North Carolina**

Represented an investment trust advised by Clarion Partners in the \$55 million sale of Durham, North Carolina's Palladian Corporate Center, to a fund managed by Innovatus Capital Partners.

### **Carpe Real Estate Associates - Acquisition in Miami, Florida**

Represented Carpe Real Estate Associates in the acquisition of a six property assemblage in Miami, Florida.

### **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.

### **Avant Capital Partners - Real Estate Financings**

Represented Avant Capital Partners in connection with more than 15 loans made through its ongoing lending program. These loans varied in amounts between five and ten million dollars, and were secured by all types of real estate assets.

### **Acquisition of Belmont Park's Ruffian Equine Center**

Represented Racebook Capital Partners in the acquisition of the Ruffian Equine Center at Belmont Park, and the leasing of the facility to Cornell University.

### **Lease of Banquet Facility by Cipriani**

Represented Cipriani in the leasing of its banquet facility at 25 Broadway.

### **Essex Capital - Loan Secured by Ground Lease Interest**

Represented Essex Capital in an \$18.5 million loan made by The Union Labor Life Insurance Company. The loan is secured by a mortgage on borrower's ground lease interest in a residential building located in Brooklyn.

### **Sale of Four Multi-family Properties in the Bronx**

Represented the family of Abraham Greenspan in the sale of four multi-family properties with 250+ units in various neighborhoods in the Bronx, NY.

### **Harlem Multifamily Construction Financing**

Represented HAP Investments LLC in a \$6.2 million construction financing from UC Funds, LLC for the development of a 20-unit multifamily property in East Harlem.

### **Acquisition of 58th Street Assemblage**

Represented an affiliate of the Bauhouse Group on the acquisition of an assemblage of land, development rights and inclusionary certificates. The site is proposed for residential development, with Bauhouse having hired Norman Foster to design an approximately 292,000 square foot building that will have 95 residential condominiums.

**\$38 Million Brooklyn Construction Loan**

Represented 237 Duffield Street LLC in a \$38 million construction loan made by Principal Life Insurance Company.

**Sale of Rights to Construct 40 Manhattan Condo Units**

Represented Oases Real Estate in the sale of its right to construct 40 condominium units over a working post office on the west side of Manhattan.

**AEW - 175 Varick Street Leasehold Interest Sale**

Represented AEW Capital Management in the sale of its leasehold interest in 175 Varick Street to an affiliate of Tishman Speyer.

**\$27 Million Ground Lease Sale**

Represented a privately-held real estate holding and property management company on the \$27 million sale of the ground lease of a high-rise Manhattan residential building.