



Alexander Berger

Associate

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(212) 592-1582 PHONE

Alex Berger is an associate in Herrick's Real Estate Department where he regularly represents developers and property owners in complex real estate development projects involving commercial, residential and mixed-use properties. He works closely with developers throughout the entire development life cycle and counsels developers on aspects of design, construction and leasing.

In particular, he specializes in design services contract negotiation, access agreements, RPAPL § 881 proceedings, development rights transfers and has experience with property acquisitions.

Services

- Real Estate
- Real Estate Development
- Construction and Development

Education

- Duke University School of Law (J.D., *with honors*, 2017)
- University of Michigan (B.A., 2013)

Publications

July 2019

Transferring Development Rights by Zoning Lot Merger
EQ. Magazine

March 2019

Like a Good Neighbor, RPAPL § 881 Is There: Developer Receives Underpinning Relief through Court-Ordered Access License

Matters

Privately Held Real Estate Company - Acquisition of Inclusionary Air Rights

Represented a privately held real estate company as purchaser on an approximately \$17.7 million acquisition of inclusionary air rights. The contract period was over three years, during which time the seller constructed the applicable affordable housing on the generating site.

HK Organization - Brooklyn Joint Venture Acquisition, Financing and Disposition

Represented an affiliate of HK Organization in the joint venture with a real estate fund to acquire, finance, refinance and subsequently sell the property known as The Chocolate

Factory, a large, historic mixed-use building in Brooklyn with over 100 newly renovated residential units.

Centennial Bank - \$54.8 Million Loan for Astoria Development

Represented Centennial Bank in a \$54.8 million loan for the construction and development of 186 multifamily units, retail and industrial components, as well as 131 parking spaces at the property in Astoria, NY.