



Andrew B. Freedland

Partner

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Andrew Freedland is a partner in Herrick's Real Estate Department where he focuses his practice on real estate and cooperative and condominium law.

Andrew's practice focuses on the representation and counseling of purchasers and sellers of commercial and residential real estate, lenders, condominiums, cooperatives and sponsors/developers.

As part of his practice, he represents property owners and operators in a wide variety of real estate related issues, including leasing, financing, acquisition and sale of both residential and commercial property. He is also counsel to numerous cooperative and condominium buildings throughout New York City.

Prior to joining Herrick, Andrew practiced law at Anderson Kill P.C.

Services

- Real Estate
- Condominium and Cooperative Law
- Real Estate Finance

Education

- Rutgers School of Law (J.D., 2003)
- Rutgers University (B.A., *with high honors*, 2000)

Accolades

- *Thomson Reuters' Super Lawyers Rising Stars* (2016-2017)

Memberships & Associations

- New York City Bar Association, Member
- Real Estate Board of New York, Member

Matters

New York Cooperative - \$15 Million Refinance

Represented a 340-unit cooperative in New York City in a \$15 million mortgage refinance with a \$1 million line of credit.

Publications

April 8, 2021

Sponsors and Holders of Unsold Shares: Everything Old Is New Again
New York Law Journal

January 13, 2021

PPP Loans: Does Your Cooperative Qualify This Time?

News

February 5, 2021

Real Estate Weekly: Who's News
Real Estate Weekly

January 12, 2021

Herrick Feinstein Adds 7 Ex-Anderson Kill Real Estate Attorneys
Law360

January 11, 2021

Herrick Bolsters Cooperative & Condominium Practice with Addition of Seven Lawyer Team
Herrick, Feinstein LLP

January 11, 2021

Herrick Adds 7-Lawyer Co-Op and Condo Team From Anderson Kill
New York Law Journal

Previous Experience

PREVIOUS EXPERIENCE

- Represented sponsors in the conversion of buildings to condominium use and sale of the units, including a 250-unit mixed use building in Brooklyn and a 109-unit mixed use building in Manhattan
- Purchase and sale of residential and mixed-use properties
- Represented the owner of numerous mixed-use properties in the refinance of its properties
- Represented cooperatives in refinancing underlying mortgages
- Represented a lender in financing the construction of numerous single family residences
- Represented a condominium with respect to claims against a sponsor for construction defects
- Represented property owners, cooperatives and condominiums in the negotiation of construction contracts
- Represented landlords and tenants in the leasing of office and retail space (including several high end boutiques on Madison and Lexington Avenues)
- Represented landlord in the negotiation of a retail lease with a Fortune 500 company
- Represented a purchaser in the bulk purchase of cooperative and condominium units
- Represented property owners, cooperatives and condominiums in the negotiation of construction contracts
- Represented cooperatives and condominiums through the process of updating and revising their governing documents

- Represented sponsor in sale of \$36M commercial unit in a mixed use condominium and worked with Lender's counsel to restructure \$61M of debt
- Represented sponsors in sale of apartments sold pursuant to new offering plans
- Supervised bulk closings upon filing of condominium's declaration and substantial completion of construction
- Legalized an illegally/improperly formed cooperative in New York City
- Represented cooperatives and condominiums in the sale/license of hallway space and common areas
- Represented landlords in the negotiation of cell phone tower leases and licenses
- Representation of licensors and licensees for use and access to adjacent property for purposes of Local Law 11 work

Previous Published Works, Lectures & Press

PUBLISHED WORKS

- "COVID-19 Update The Paycheck Protection Program and Coops Condos HOAs" *Co-Op, Condo & Real Estate Advisor* (April 08, 2020)
- "Conflict of Interest or Not - New Law Says That Co-op and Condo Boards Have to Disclose (Updated)" *Co-Op, Condo & Real Estate Advisor* (February 25, 2019)
- "Commercial Rent Tax Relief Arrives for Small Businesses in Manhattan" *Co-Op, Condo & Real Estate Advisor* (June 20, 2018)
- "Conflict of Interest or Not - New Law Says That Co-Op and Condo Boards Have to Disclose" *Co-Op, Condo & Real Estate Advisor* (January 18, 2018)
- "Secondhand Smoke Liability after Connaught: Eased, but Not Naught - New City Wide Smoking Policy Goes into Effect on August 27, 2018" *Co-Op, Condo & Real Estate Advisor* (November 28, 2017)

LECTURES

- "Anderson Kill Presents its Co-op and Condo 2020 Webinar Series Part III: "Refis and Reverse Mortgages"" (November 12, 2020)
- "Point/Counterpoint Debate on the Merits of the Business Judgment Rule Webinar" (July 09, 2020)
- "Sublet Issues in New York Cooperatives" *CNYC 39th Annual Housing Conference* (November 17, 2019)
- "Anderson Kill's Co-op and Condo Group Presents a Seminar Series Part V: "Licensing Agreements"" (October 17, 2019)
- "Anderson Kill's Co-Op and Condo Group Presents a Seminar Series - Part V: "Refinancing"" (December 13, 2018)
- "Sublet Issues in New York Cooperatives" *Council of NY Cooperatives and Condominiums 38th Annual Housing Conference & Expo* (November 11, 2018)
- "Title Transfers" *Anderson Kill and The Ferrara Management Group* (February 16, 2018)
- "Sublet Issues in New York Cooperatives" *Council of New York Cooperatives & Condominiums 37th Annual Housing Conference* (November 12, 2017)
- "Anderson Kill's Co-op and Condo Group Presents a Seminar Series - Part IV: 'Airbnb & Other Short-Term Rentals' and 'Update on Smoking Regulations and Case Law'" (November 01, 2017)

PRESS

- ["Managing Conflict | When Boards and Residents Take Sides,"](#) *The Cooperator* (February 03, 2020)
- ["Don't Let Violations Derail Sales or a Mortgage Refinance,"](#) *Habitat Weekly* (January 23, 2020)
- ["Q&A: How to Fire a General Contractor,"](#) *The Cooperator* (December 30, 2019)
- ["Building Demolition - Managing Chaos, Minimizing Disruption,"](#) *The Cooperator New York* (March 06, 2019)
- ["The New York Attorney General's Office A Legal Resource for Co-ops and Condos,"](#) *The Cooperator New York* (April 06, 2018)
- ["Non-Owner Residents - Managing Renter, Subtenants, and Short-Term Leasing,"](#) *The Cooperator New York* (December 12, 2017)
- ["The Rutherford Rewrites Its Governing Documents,"](#) *Habitat Magazine* (February 24, 2017)
- ["Investing With Friends,"](#) *New York Times* (June 25, 2016)
- ["Gibson, Rosen Livingston Guide \\$61M NY Condo Loan Deal,"](#) *Law360* (September 29, 2015)
- ["Cost of Changing a Name,"](#) *New York Times* (January 11, 2015)