



Gabriella Sultanik

Associate

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Gabriella Sultanik is an associate in Herrick's Real Estate Department.

Gabriella's practice focuses on complex commercial real estate transactions and development, representing developers, borrowers and non-profit institutions in connection with the large-scale acquisitions, dispositions, developments and financings of office, retail and residential property throughout the United States. Her work includes both the transactional and regulatory aspects of real estate development and economic development projects.

Gabriella typically begins advising clients in the initial planning stages of a project, including land use analysis and acquisition, and will continue to advise on projects until completion of construction, if applicable, and procurement of permanent financing.

Gabriella is also experienced in the negotiation of joint venture partnerships, commercial leases and other similar real estate agreements.

In 2021, Gabriela was named one of Thomson Reuters' *Super Lawyers Rising Stars* which rates outstanding lawyers who have attained a high-degree of peer recognition and professional achievement.

Prior to joining Herrick, Gabriella was an associate in the Real Estate Department of Fried, Frank, Harris, Shriver & Jacobson LLP.

Services

- Real Estate
- Real Estate Development
- Public-Private Partnerships
- Not-for-Profits
- Acquisitions & Sales
- Real Estate Joint Ventures

Education

- Fordham University School of Law (J.D., 2014)
- Skidmore College (B.A., *summa cum laude*, 2011)

Accolades

- *Thomson Reuters New York Metro Super Lawyers Rising Star - Real Estate (2021)*[Award Methodology](#)

Memberships & Associations

- Park Avenue Chamber Symphony, Violinist

Matters

Centennial Bank - \$120 Million Miami Construction Loan

Represented Centennial Bank in the \$120 million construction loan for property located at 400 Biscayne Boulevard in Miami. The planned development includes a 49-story tower with 646 luxury rental apartments, 51,000-sq.-ft. of commercial space and a 22,000-sq.-ft. church for the First United Methodist Church of Miami.

NY Opportunity Zone - Structuring & Documentation

Represented the purchaser in the structuring and documentation of the acquisition of a New York development site in an Opportunity Zone transaction.

William Macklowe Company - Park Slope, Brooklyn Acquisition

Represented the William Macklowe Company in the acquisition by it and Senlac Ridge Partners of a development property at 120 Fifth Avenue in Park Slope, Brooklyn. This complex deal closed on its original timeline even with the COVID-19 New York State on Pause limitations in effect.

Roseland Residential - \$300 Million Construction Loan

Represented Roseland Residential, a subsidiary of Mack-Cali Realty Corp., in connection with a \$300 million construction loan for its 750-unit, 57-story residential development project in Jersey City, New Jersey.

FBE Limited - \$115 Million Sale of Affordable Housing Complex

Represented FBE Limited LLC in selling an affordable housing complex in the Bronx, New York for \$115 million. This transaction involved an assumption by the buyer of the existing mortgage loan, along with obtaining regulatory approvals, as the property is an affordable housing building.

Shefa School - Ground Lease and Bond Financing - Manhattan

Herrick represented the Shefa School in its 99-year ground lease of 17 West 60th Street in Manhattan's Lincoln Square neighborhood. The Shefa School is a Jewish community day school serving students in grades 1 through 8 who benefit from a specialized educational environment to address language-based learning disabilities. Constructed in 1921, the 11-story building is adjacent to Columbus Circle. The School is undertaking a complete renovation of the building, and will relocate its operations to the new facility upon completion. Herrick also represented the Shefa School in a tax-exempt and taxable bond financing through Build NYC Resource Corporation. The School is using proceeds from the financing to renovate, furnish and equip the property acquired through the ground lease.

Publications

January 5, 2021

New York City Development Tools: Inclusionary Air Rights - Part 2
New York Real Estate Journal

December 1, 2020

New York City Development Tools: Inclusionary Air Rights - Part 1
New York Real Estate Journal