



Michael A. Smith

Partner

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Michael Smith is a partner in Herrick's Real Estate Department, one of the largest in New York City.

Mike has extensive experience on a wide array of sophisticated commercial real estate transactions, including acquisitions, dispositions, financings, leasing, joint ventures and construction projects. Mike's diverse client base includes developers, owners, investors and lenders both in New York City and nationally.

Mike has a particular depth of experience with development projects in New York City. This includes representing clients throughout the entire life cycle, such as land acquisition and assemblage, development rights transfers, joint ventures, preferred equity investments, construction, mortgage and mezzanine financing, construction license access agreements with neighboring properties, easements, restrictive declarations, development agreements, zoning lot development agreements and cantilever agreements. Over the years, Mike has developed a niche in representing both developers and sellers on transfers of development rights by zoning lot merger, as well as construction license access agreements with neighboring properties.

Mike also regularly represents lenders and investors on real estate financing transactions, including land and construction loans.

Mike has been recognized by *Legal 500* for his excellence in the field of Real Estate and in 2024 Mike was selected for inclusion in the 2024 *Lawdragon 500 X* – The Next Generation Guide.

Mike is admitted to practice law in New York and New Jersey. He is also a LEED Accredited Professional, a credential awarded by the U.S. Green Building Council to professionals who have an advanced understanding of green building practices and the LEED Green Building Rating System.

Prior to joining Herrick, Mike was an associate at Drinker Biddle & Reath LLP (now Faegre Drinker Biddle & Reath LLP).

Services

- Real Estate
- Real Estate Development
- Construction and Development
- Acquisitions & Sales
- Commercial Leasing & Ground Leasing
- Real Estate Joint Ventures
- Real Estate Finance

- Real Estate Tax Incentive Programs
- Land Use & Zoning
- Distressed Real Estate

Education

- Washington University School of Law (J.D., 2006)
- Binghamton University (B.A., 2003)

Recognitions and Accolades

- *The Best Lawyers in America*® - Construction Law (2025)
- *Lawdragon 500 X* - The Next Generation (2024)
- *Thomson Reuters New York Metro Super Lawyers* (2024)
- *Legal 500* - Recommended Lawyer - Real Estate (2022)
- *Crain's New York Business*, "Rising Stars in Real Estate" (2020)



- *Real Estate Forum*, "Tomorrow's Leaders" (2014)

Award Methodology

No aspect of this advertisement has been approved by the Supreme Court of New Jersey.