



CAPABILITIES / REAL ESTATE & CONSTRUCTION

Real Estate & Construction

As one of the most prominent real estate practices in the Mid-Atlantic, Obermayer regularly handles sophisticated transactions involving iconic properties, complex financings and unforgiving timetables.

OVERVIEW

Major real estate investors, developers, REITs, pension funds, and insurance companies turn to Obermayer for the full spectrum of representation in deals throughout the Greater Philadelphia region. These include:

- Real estate purchases and sales;
- Sale-leaseback transactions;
- Like-kind, tax-free exchanges;
- Mixed-use development;
- Multifamily housing development and financing;
- Leasing of office, industrial, and retail properties for both landlords and tenants;
- Construction and permanent financings;
- Commercial real estate developments;
- Construction documentation;
- Loan workouts and restructurings; and
- Environmental reviews and approvals, resolution of title issues, and condominium creations and conversions.

EXPERIENCE

- We represented a developer in the \$13.5 million financing, acquisition and development of the former Verizon building into a mixed-use property, including office space, retail and police headquarters in Conshohocken, Pennsylvania.
- We represented a real estate holding and redevelopment company in the acquisition of an environmentally challenged retail center in suburban Philadelphia and the financing of its acquisition, a project with numerous delays and restructurings to meet regulatory issues, township land use issues, lender concerns and investor issues.
- We assisted large townhome and high rise developers with planning, zoning, historic, licensing and inspections and health department permitting.
- We represented the developer of a 33-story, mixed-use high-rise in Philadelphia, including obtaining variances and approvals for construction, negotiating and working with neighbors and civic associations, and drafting development agreements as part of winning stakeholders' support for the project.

- We represented a developer in acquisition, development, and financing (including construction and sale of historic tax credits), in connection with real property located in the Brewerytown section of Philadelphia, a \$27.3 million transaction.
- We serve as local zoning counsel for the purchase of an approximately two million square foot warehouse project in Central Pennsylvania; and
- We represent various local municipalities in the process of monetizing sewer systems, including assisting in the valuation, bidding, and documentation of proposed sales or leases.

ATTORNEYS

Key Contacts

Nathan D. Fox

PARTNER
215.606.0178
nathan.fox@obermayer.com

Kellie A. McGowan

PARTNER
215.606.0181
Kellie.McGowan@Obermayer.com

Michael V. Phillips

PARTNER
215.667.6334
michael.phillips@obermayer.com

Alexandra L. Simels

ASSOCIATE
917.994.2552
alexandra.simels@obermayer.com

Paul N. Allen

OF COUNSEL
215.665.3016
paul.allen@obermayer.com

Warren W. Ayres

PARTNER
215.665.3124
warren.ayres@obermayer.com

Alexander Barnes

PARTNER
215.665.3184
alexander.barnes@obermayer.com

Alex Basilevsky

PARTNER
215.665.3094
alex.basilevsky@obermayer.com

Dove A.E. Burns

PARTNER
860.256.0745
dove.burns@obermayer.com

Tara Burns

ASSOCIATE
215.665.3056
tara.burns@obermayer.com

Qiwei Chen

ASSOCIATE
412.288.2476
qiwei.chen@obermayer.com

Anastasius (Tassos) Efstratiades

PARTNER
215.665.3030 856.857.1424
tassos.efstratiades@obermayer.com

Kimberley A. Farmer

ASSOCIATE
215.665.3107
kimberley.farmer@obermayer.com

Daniel P. Finegan

PARTNER
215.665.3166
daniel.finegan@obermayer.com

Eric B. Freedman

ASSOCIATE
215.665.3092
eric.freedman@obermayer.com

Derek S. Green

OF COUNSEL
215.665.3080
Derek.Green@obermayer.com

Matthew A. Green

PARTNER
856.857.1413 215.665.3122
matthew.green@obermayer.com

Steven A. Haber

PARTNER
215.665.3253
steven.haber@obermayer.com

Michael E. Hooper

PARTNER

Andrew J. Horowitz

ASSOCIATE

Shari Hunn

OF COUNSEL

412.288.2452
Michael.Hooper@Obermayer.com

Andrew S. Kasmen

PARTNER
215.517.5800
andrew.kasmen@obermayer.com

Lars J. Lederer

ASSOCIATE
215.665.3188
lars.lederer@obermayer.com

Michael P. Malloy, Jr.

OF COUNSEL
610.234.4875
michael.malloy@obermayer.com

David A. Nasatir

VICE CHAIR
215.665.3036
david.nasatir@obermayer.com

Michael S. Pepperman

PARTNER
215.665.3032
michael.pepperman@obermayer.com

Marcelina R. Policicchio

ASSOCIATE
412.209.0871
marcelina.policicchio@obermayer.com

Melissa A. Scacchitti

ASSOCIATE
215.665.3103
melissa.scacchitti@obermayer.com

Leslie B. Spoltore

PARTNER
302.274.3062
leslie.spoltore@obermayer.com

Hugh C. Sutherland

412.288.2461
Andrew.Horowitz@obermayer.com

Jerome N. Kline

OF COUNSEL
215.665.3086
jerome.kline@obermayer.com

Thomas A. Leonard III

CHAIRMAN
215.665.3220
thomas.leonard@obermayer.com

Pauline W. Markey

PARTNER
215.665.3222
pauline.markey@obermayer.com

Nicole E. Norcross

ASSOCIATE
215.665.3164
nicole.norcross@obermayer.com

Stacey L. Pitcher

PARTNER
860.256.0744
stacey.pitcher@obermayer.com

Raphaella M. Poteau

ASSOCIATE
215.665.3226
raphaella.poteau@obermayer.com

Aimee E. Schneck

ASSOCIATE
215.665.3048
aimee.schnecker@obermayer.com

Shaun Staller

ASSOCIATE
215.665.3141
shaun.staller@obermayer.com

Michael A. Thom

215.665.3244
shari.hunn@obermayer.com

Samantha J. Koopman

ASSOCIATE
215.665.3045
Samantha.Koopman@obermayer.com

Paige Macdonald-Matthes

PARTNER
717.221.1609
pmm@obermayer.com

Joseph J. McGovern

PARTNER
215.665.3058
Joseph.McGovern@obermayer.com

Peter J. Oberkircher

PARTNER
215.665.3290
pjo@obermayer.com

Nicholas Poduslenko

PARTNER
215.665.3256
np@obermayer.com

Meghan L. Rice

ASSOCIATE
856.857.1432
meghan.rice@obermayer.com

W. Patrick Scott

PARTNER
215.665.3003
patrick.scott@obermayer.com

Min S. Suh

PARTNER
215.665.3050
min.suh@obermayer.com

OF COUNSEL

215.665.3096

hcs@obermayer.com

ASSOCIATE

215.665.3001

michael.thom@obermayer.com

RELATED CAPABILITIES

Construction Litigation

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Tax

Zoning & Land Use