



Michael T. Manzi

Partner | New York

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Areas of Practice

Real Estate Law | Financing and Commercial Transactions | Real Estate Leasing | Mergers and Acquisitions | Cooperative and Condominium Practice

Mr. Manzi has practiced real estate law in New York for 28 years with a concentration on commercial leasing and the representation of cooperative and condominium boards, as well as sponsors. He also has extensive experience in a wide variety of real estate transactions including financing, sales and acquisitions.

In representing landlords and tenants, he guides the parties to a mutually acceptable and beneficial relationship memorialized in the final lease agreements that comport with the most recent developments in the law. In his representation of cooperative and condominium boards, he guides them through the many problems that they confront—from daily operations to special matters. He enjoys the unique challenge that these boards face: how to run a business that involves the daily lives of a wide variety of individuals. He's not just a legal advisor but a counselor and diplomat. Mr. Manzi received his B.F.A. and M.F.A. from the Institute of Film and Television at New York University, where he also taught writing courses and served in the administration of the Dramatic Writing Program. He then moved from academia to law and earned his J.D. from Fordham University School of Law where he served as Managing Editor of the Fordham International Law Journal. Upon graduation he joined the firm of Balber Pickard Maldonado & Van Der Tuin, PC where he practiced until joining Smith, Gambrell & Russell, LLP.

Ever since adopting a greyhound nine years ago, he has been active in the rescue of retired racing greyhounds, and his experience in keeping two dogs and three cats in a Manhattan apartment has made him the go-to person for pet issues in cooperatives and condominiums. When not practicing law or walking dogs, he indulges a variety of other interests, including an inexplicable love of baroque opera.

Continued

Experience

- Advising over 75 cooperative and condominium boards on a wide variety of legal and commercial matters.
- Drafting and negotiating retail, including shopping center, leases.
- Negotiating over 50 office leases for a Fortune 500 company.
- Handling through closing the acquisition, disposition, financing, and ownership of commercial properties, including the structuring and re-structuring of the ownership entities, and the acquisition and disposition of properties of religious and other non-profit organizations.
- Counseling through closing borrowers of SBA mortgage loans.
- Representing individuals purchasing and selling luxury residential properties.

Admissions

New York

Memberships

Served as Chair of Committee on Cooperative and Condominium Law of The Association of the Bar of the City of New York 2004-2007 and Committee Member since 2000.

Member of the Condominium and Cooperative Committee of the Real Property Section of the New York State Bar Association.

Member of The LGBT Bar Association of Greater New York (LeGal).

Member of New York City, New York State and American Bar Associations.

Member of the New York Association of Realty Managers (NYARM)