

## **Sean A. Altschul**

Partner | New York

Sean A. Altschul is a Partner and the Section Head of the New York Real Estate Practice of Smith, Gambrell & Russell, LLP.

Lucky for us, Sean didn't choose to spend his life on the golf course after he actually beat Tiger Woods one day at a national Junior Golf tournament. Today, Sean continues to score holes-in-one on the golf course as a hobby, and in the legal field for his clients.

Sean Altschul is a true pro in all areas of real estate. The New York Times has quoted Sean on multiple occasions and he is the author of "Hidden Issues Emerge in Commercial Property Acquisitions" published by Real Estate Weekly.

He has developed a deep and broad understanding of Real Estate transactional matters as a result of representing numerous property owners, real estate developers, investment management companies, real estate equity and opportunity funds, multi-generational real estate families, and a wide array of investors regarding the acquisition, sale, and financing of shopping centers, multi-family properties, commercial, retail, and industrial buildings, vacant land, restaurants, mixed use buildings, condominium units, cooperative apartments and private homes.

Additionally, Sean has extensive experience with all aspects of leasing transactions, representing landlords, tenants, and subtenants with a myriad of property types throughout the United States, including office buildings, warehouses, restaurants, retail space as well as regional malls (anchor and mall tenants) and neighborhood shopping centers.

When it comes to lending, Sean is equally accomplished and has represented all types of borrowers and both institutional and private lenders on a wide variety of loan facilities, including senior and mezzanine loans, construction financing, asset-based transactions, restructurings, and the disposition of distressed debt. He has mastered all phases of mortgage foreclosure and is also highly skilled in negotiating workout agreements for loans that are in default.

In the area of cooperative and condominium law, Sean has represented numerous sponsors of offering plans in the conversion process to condominium ownership and has served as general counsel to



### **Contact Information**

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### **Areas of Practice**

Real Estate Law

Financing and Commercial  
Transactions

Real Estate Leasing

Commercial Lending

Cooperative and Condominium  
Practice

Corporate Law

### **Bar Admissions**

Florida

New York

### **Memberships**

New York State Bar Association

-- Real Property Law Section,

Cooperative and Condominium  
Committee

several cooperative and condominium housing corporations. Sean has been heavily involved with overseeing apartment corporations' commercial leases, construction contracts and refinancing of underlying mortgages. His knowledge also extends to general corporate matters, including matters relating to tenant stockholders, board members, managing agents, contractors, superintendents, building employees, and others.

Sean is a member of the Real Property Law Section and Cooperatives and Condominium Committee of the New York State Bar Association. Sean is also a member of the International Council of Shopping Centers. He has served as a guest lecturer on timely real estate related issues for a variety of business organizations. He is also a frequent contributor to The New York Times. Sean was named a New York Rising Star in 2013 and 2014.

Sean received his A.B. from Washington University in St. Louis in 1996, and his J.D. from the University of Miami School of Law in 1999, where he earned the Cali Excellence for Future Achievement Honor. He is admitted to practice in New York and Florida.

Put simply, Sean's counsel is above par and he's more than ready to tee up and help you with any Real Estate legal matter you'd like to take on. He and his family live in New Jersey, and he is an avid sports fan with a passion for travel.

### **Representative Leasing Transactions**

- Ongoing representation of Bessemer Trust, one of the world's largest advisors of high-net-worth clients. In connection therewith, Sean handled its recent approximately 237,000-square-foot new headquarters office lease in 1271 Avenue of the Americas in Midtown Manhattan. The deal is one of New York City's largest new office leases of 2018.
- Ongoing representation of Big V Property Group, a shopping center investment management and property management company that owns and operates shopping centers in excess of 4.4 million square feet. In connection therewith, Sean has handled several large-scale shopping center acquisitions and sales throughout the United States, including the recent acquisition of Willow Oak Plaza in Waynesboro, Virginia; Belvedere Plaza in Anderson, South Carolina; Farm Pond Shopping Center in Charlotte, North Carolina; First Tuesday Center in Atlanta, Georgia; Poplin Place in Monroe, North Carolina; Pocono Crossing in Richmond, Virginia; and Westside Centre in Huntsville, Alabama; Harbison Court in Columbia, South Carolina; and Promenade at Northwoods in Charleston, South Carolina.
- Ongoing Representation (spanning multiple decades) of The We'Re Group, Long Island's Largest and Oldest Active Private Developer and Owner of Office Buildings. In connection therewith, Sean has handled office leases and sub-leases covering space at more

### **Recognitions**

Cali Excellence for Future Achievement Honor  
New York Rising Stars (2013, 2014)

than 20 different properties with many high profile Tenants such as State Farm, Northrop Grumman, Progressive Insurance, Merrill Lynch, M & T Bank, Signature Bank, Canon, Publishers Clearing House, and ProHealth.

- Ongoing Representation of Stuyvesant Town – Peter Cooper Village, a complex containing a sprawling collection of 110 residential buildings. In connection therewith, Sean has handled extensive retail leasing with many nationally recognized Tenants such as 7-Eleven, Ace Hardware, Starbucks, Radio Shack, and Red Mango.
- Ongoing Representation of 50 Broad Street, a 20-story high-rise building in New York City. In connection therewith, Sean has handled an extensive number of office leases with a variety of Tenants, including both local, national, and international businesses.
- Representation of the Commercial Condominium Unit at 1055 Madison Avenue in New York City. In connection therewith, Sean has handled retail leases with some of the highest profile retailers, including Polo Ralph Lauren, Dolce and Gabbana, Ann Taylor, and Joe Fresh.
- Ongoing representation of Montrose Associates in its sale of 1514 First Avenue in Manhattan to Extell Development. The purchase of the 9,000-square-foot building is one of the final acquisitions as Extell secures a 10-parcel assemblage totaling more than 200,000 buildable square feet, spanning First Avenue between 79th and 80th streets, for its next development project (Please click to read the press release).
- Ongoing representation of Fotografiska, a prominent Swedish photography museum. In connection therewith, Sean has handled the lease negotiations for the entire 45,000-square-foot building at 281 Park Avenue South in New York City, which includes plans for a gallery, event facilities, and an upscale restaurant operated by a prominent restaurateur (Please click to read the press release).
- Ongoing Representation of a Brooklyn-based Developer in connection with 267 Rogers Avenue, a newly constructed high profile 165-Unit residential building in Brooklyn. In connection therewith, Sean has handled a variety of development, financing, and construction related issues stemming from the project, along with the extensive negotiation of a long term Ground Lease, leased from a prominent Catholic Church, a long term Sub-Lease to a New York City-funded human services agency, and complex leasehold financing secured by an institutional lender.

#### **Other publications & Presentations**

- “Hidden Issues in Commercial Property Acquisitions” (Published in Real Estate Weekly, October 15, 2008)
- “A Satellite Dish on the Roof” (Published in “Q + A’s” section of The New York Times, Sunday Real Estate, May 18, 2008)
- “Overcharged for Power for 45 Years” (Published in “Q + A’s” section of The New York Times, Sunday Real Estate, January 21, 2009)
- “In the Hot Seat Over Air-Conditioning” (Published in “Q + A’s” section of The New York Times, Sunday Real Estate, September 25, 2009)