



## Shane O'Neill

Partner | New York

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### Areas of Practice

Real Estate Law

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Shane O'Neill is a Partner in the Real Estate Practice of Smith, Gambrell & Russell, LLP.

Mr. O'Neill concentrates his practice on commercial real estate law with a primary emphasis on commercial leasing, representing both landlords and tenants nationwide.

Mr. O'Neill's expertise extends to high-value transactions, having guided his clients through the purchase and sale of real estate assets totaling hundreds of millions of dollars, including apartment complexes, office buildings, and mixed-use industrial properties. Additionally, he offers comprehensive support in property financing and refinancing endeavors, ensuring clients' financial interests are safeguarded.

Prior to joining SGR, Mr. O'Neill was a Partner at Ingram LLP. He has been named a Super Lawyer by Super Lawyers Magazine every year since 2011.

### Admissions

New York

### Representative Experience

- Represented an international luxury retailer in the leasing of New York City stores.
- Represented a prominent New York City developer/landlord in the sale of a \$90,000,000 office building in Times Square.
- Represented a national accounting firm in the restructuring their leases totalling approximately 1,000,000 square feet of office space in Manhattan.

- Represented a national accounting firm in the leasing of in excess of 300,000 square feet of office space in Atlanta, Georgia.
- Represented a national brokerage firm in the leasing of 275,000 square feet of headquarters space in New York City.
- Represented a national real estate investment company in the leasing of 70,000 square feet of headquarters space in New York City.
- Represented a national real estate investment company in the leasing of 542,000 square feet of warehouse space in St. Louis, Missouri.
- Represented a national real estate investment company in the leasing of a newly renovated midtown New York office building.
- Represented a national accounting firm in the leasing of approximately 117,000 square feet of office space in Stamford, Connecticut.
- Represented a national real estate investment company in the \$16,500,000 purchase of an industrial property in Brookfield, Wisconsin.
- Represented a regional property owner in the \$51,000,000 sale of a development site in Brooklyn, New York.

## Publications

- [How to Handle the Legal Issues That Haunt the Rise of Ghost Kitchens](#), Commercial Observer
- [Startup Real Estate Tip: The 'Good Guy' Guaranty - Slow Down a Second](#), JD Supra Perspective