

Edward Farrell

Partner

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Edward Farrell is a partner in the Real Estate Practice. His practice encompasses a wide variety of commercial real estate transactions and financing matters, including the purchase and sale of office buildings, multi-family apartment complexes, mixed-use properties and vacant land properties.

In commercial loan financing matters, Ed handles sophisticated financing transactions involving the preparation and negotiation of all types of loan documents on behalf of institutional lenders and borrowers. In particular, he focuses on commercial mortgage loans, business line of credit facilities and asset-based lending transactions involving borrowers across a multitude of industries.

Ed has extensive experience in commercial leasing matters representing both building owners, as landlords and business operators, as tenants in lease transactions involving office space, warehouse facilities and industrial sites.

Representative Matters:

- Represented an institutional lender in granting a term loan to a Manhattan parking garage operator for its general working capital which was guaranteed by each of its affiliated entities operating its 26 parking garage locations.
- Represented an institutional lender in the purchase of a co-lending interest in a \$195,000,000 commercial loan to provide liquidity to an asset-based lender that provides financing to companies across various industries.
- Represented an institutional lender in the purchase of a co-lending interest in a \$163,000,000 commercial loan secured by a mortgage lien against a 454-unit multi-family property.
- Represented an institutional lender in a leasehold mortgage transaction secured by the borrower's leasehold interest in a ground lease involving a retail and office building.
- Represented an institutional lender in a commercial mortgage loan to an educational and religious institution secured by a first mortgage lien on its school building.
- Represented a commercial building owner and operator in the sale of a warehouse and distribution center in Chelsea for \$21,350,000 and the purchase of a new facility

Related Services

- Real Estate
- Commercial Real Estate Finance
- Real Estate Joint Ventures
- Real Estate Purchase & Sale Transactions
- Commercial Real Estate Leasing
- Cooperatives & Condominiums
- Commercial Finance

in the Bronx which involved a straight-lease transaction with the New York City Industrial Development Agency.

- Represented a commercial building owner in a multi-state 1031 tax-deferred exchange involving the sale of an apartment building apartment complex in Manhattan and the simultaneous purchase of a bar/restaurant and office/industrial site.
- Represented a commercial building owner in the refinance of a 65,000 square foot mixed-use building comprised of 68 residential units and 2 commercial units that also involved a substantial reorganization of the internal membership structure of the borrowing entity.
- Represented a commercial building owner in a complex, multimillion-dollar mortgage refinance transaction that involved negotiating the waiver of substantial pre-payment penalties and defeasance charges.
- Represented a real estate developer in the refinance of a multimillion-dollar mortgage bridge loan transaction to fund the pre-development of a 17-story luxury condominium building.
- Represented a marketing and public affairs company in an office lease transaction for an entire floor of a prominent midtown Manhattan office building consisting of more than 20,000 square feet, a transaction that involved a complex construction build-out of the space.
- Represented a fitness center in the lease of commercial spaces for its unique fitness classes designed by an internationally acclaimed celebrity trainer.

Education

- St. John's University (B.A.)
- New York Law School (J.D.)

Bar Admissions

- New York

Professional Affiliations

- American Bar Association
- New York City Bar Association
- New York State Bar Association

Articles

- Defining Contractual Best Efforts, New York Law Journal, 2008
- Selling After Death of an Owner - Special Requirements Exist to Ensure Clear Title is Conveyed in Co-Ops and Condos, New York Law Journal, 2005

Speaking Engagements

- "How to Stay Ahead of the Economy," New York Staffing Association, 2009