

William W. Weisner

Partner

wweisner@tarterkrinsky.com

+1 212 216 8095



William W. Weisner is partner in the Firm's Real Estate Practice, handling commercial real estate matters for owners, investors, developers, lenders, landlords, and tenants. He advises clients on sales and purchases, partnerships and joint ventures, financings, workouts and restructurings, leasing transactions, and many other types of real estate transactions.

His broad lending experience covers complex construction, term, and mezzanine loans, syndications and purchases of co-lending interests, and loan participations relating to assets located throughout the U.S. Clients appreciate Bill's ability to identify creative, practical, and efficient solutions and anticipate their needs.

Bill's leasing work involves office, retail, and industrial properties and includes triple net and ground leases, subleases, amendments, and brokerage agreements.

Bill counsels investors, owners, and developers on the acquisition, development, and sale of properties, structuring of equity and preferred equity investments, and negotiation of joint ventures. His experience includes U.S. real estate aspects of Israeli bond offerings by New York real estate companies.

Clients include institutional owners of large office buildings, lenders, privately held investment companies, individual developers, investors, and not-for-profit organizations. He also represents European and Chinese clients in real estate and financing matters and has broad experience regarding foreign clients' requirements for U.S.-based transactions.

Bill's matters include representing:

- A distressed debt investor in the acquisition of nonperforming mortgage loans from various lenders, and repositioning of the mortgaged properties after completion of foreclosures.
- A REIT in a 30-year lease of 25-story, 390,000 square foot office building in Manhattan to New York University, who converted the property into medical offices and ambulatory care facilities for use by NYU Langone Medical Center and other NYU affiliates. This matter was nominated for REBNY's 2016 Brokers Most Ingenious Deal of the Year award.
- A real estate investment company in a \$110 million acquisition of several landmarked

Related Services

- Real Estate
- Commercial Real Estate Leasing
- Commercial Real Estate Finance
- Commercial Finance
- Real Estate Joint Ventures
- Real Estate Purchase & Sale Transactions
- Real Estate Workouts, Restructuring, & Foreclosures

buildings from a hospital for conversion to residential use. Work included the initial acquisition and mezzanine loans followed by construction financing, certain aspects of related EB-5, Israeli bond and historic tax credit financings, and ongoing advice concerning construction matters.

- A real estate investment company in a \$100 million acquisition of a portfolio of 28 multifamily properties located in Brooklyn and Manhattan and simultaneous closing of mortgage and mezzanine financings with two separate lenders.
- A property owner in a \$174 million refinancing of three large low-income housing projects in Staten Island receiving project-based Section 8 benefits.
- A property owner in a \$180 million refinancing of a substantially completed multifamily project in upper Manhattan.
- Several lenders in connection with purchases of co-lending and participation interests in loans secured by office, industrial and multi-family properties throughout the U.S., such loans ranging in size from \$100 million to \$1 billion.
- A landlord in a lease of more than 60,000 square feet of space to a leading co-working space company.
- A real estate investment company in raising both common equity (via a private placement) and preferred equity in connection with its purchase of a 940,000 square foot, 41-story, Class A office building.
- A privately held investment company in the sale of several investment properties, including a large class A office tower in downtown Pittsburgh and a significant redevelopment site in Boston.
-

A foreign bank in the origination of a \$44.5 million mortgage loan refinancing for a branded hotel in Cambridge, Mass.

•

A borrower in refinancing of a branded hotel in Little Rock, Arkansas.

•

An owner in sale of RH Guesthouse Hotel at 55 Gansevoort Street to Restoration Hardware.

- Served as a receiver of an office building on Fifth Avenue in NYC which was the subject of a mortgage foreclosure, with responsibility for all aspects of property ownership and management.
- Served as a receiver to conclude the sale of a property that was subject to litigation between the owner and a contract vendee of the property, and to pay all creditors of the owner.
- Negotiate migrant shelter agreements with NYC Department of Citywide Administration Services and Health & Hospitals Corporation.
- Several nonprofit institutions in leases of program space, rehabilitation of historic properties, granting of easements, settlement of construction disputes, and other general real estate matters.
- Private investors in the negotiation of disputes with their partners relating to ownership, management and sales of interests in partnerships that own various properties in New York City.
- A leading software company in the construction of a 400,000-square-foot U.S.

headquarters building, including site acquisition and negotiation of design agreements and construction contracts, and subsequent construction of an additional 200,000-square-foot office building.

- An active real estate investment company in acquisitions and financings of numerous multifamily properties in NYC with ground floor retail space, and acquisitions of distressed loans secured by similar properties.
- A large Chinese bank in the origination of a \$115 million construction loan for two apartment buildings in Virginia.
- A pharmaceutical company in net leases of two buildings for their U.S. headquarters location.

Education

- Fairfield University (B.A.)
- Fordham University School of Law (J.D.)

Bar Admissions

- New York

Professional Affiliations

- New York State Bar Association (Real Property Law Section, Committees on Leasing and Finance)

Awards & Honors

- *Best Lawyers in America*, 2020-2025
- *New York Super Lawyers*, 2006-2024
- Rated AV Preeminent[®] by Martindale Hubbell[®], 2005-2019, 2022

Articles

- "What to Expect When A Receiver Takes Over A Troubled Property (With Mortgage Foreclosure Receiver's Checklist)," *The Practical Real Estate Lawyer*; September 2011
- "Notices of Pendency: Protecting Sellers in Contracts for the Sale and Purchase of Real Property," *New York Real Property Law Journal*; Fall 2009
- "Anti-Terrorism Law Imposes Duties," *New York Law Journal*; November 25, 2002