

# SULLIVAN & CROMWELL LLP

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## Lawyers



### Arthur S. Adler

Partner

#### New York

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Arthur S. Adler has practiced in Sullivan & Cromwell's Commercial Real Estate Group since 1983. He has extensive expertise in substantially all aspects of commercial real estate, real estate finance and real estate-related securities and over time has represented each of the many parties in a wide array of transactions.

Among Mr. Adler's areas of practice and recent transactions are:

- CMBS and balance sheet fixed and floating rate mortgage financings, as well as mezzanine financings, preferred equity investments and company-level unsecured revolving credit facilities
- Spin-offs, including Vornado's spin-merger of its Washington Metropolitan portfolio to create JBG SMITH and the spin of its mall and power center properties to create Urban Edge
- Joint ventures formation and operation, including a \$5.6 billion New York street-retail joint venture with sovereign wealth fund and other investors, with related issuance of long-term preferred interests and initial financing
- Portfolio and large property acquisitions and dispositions of core, value-add and development properties throughout the United States
- Construction loan financing, including representing Tishman Speyer in its \$1.8 billion construction loan for The Spiral (Hudson Yards)
- Advising in commercial landlord-tenant disputes, including landlords' enforcement of leases in the context of COVID
- Ground lease negotiation and development, including representation of Goldman Sachs in its acquisition, development and financing of its NYC and NJ HQ properties
- Going-private transactions, including the acquisition of Southwestern property company
- Development rights acquisitions and usage, including representing acquirer of approximately 1mm SF of Grand Central Station TDRs in connection with the redevelopment of the 42nd Street Grand

#### PRACTICES & CAPABILITIES

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**General Practice**

**Commercial Real Estate**

**REITs**

**Mergers & Acquisitions**

**Restructuring**

#### EDUCATION

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**1982, Columbia Law School, J.D.**

**1979, Columbia University, B.A.**

#### BAR ADMISSIONS

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**New York**

#### CLERKSHIPS

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**The Honorable Leonard B. Sand, United States District Court, Southern District of New York, 1982-1983**

Hyatt as a hotel, office and retail property

- Lenders and borrowers' counsel in defaulted loan and distressed property situations

***Selected Recognitions***

Mr. Adler's stature in the real estate bar has been recognized repeatedly over the years by several publications, including:

- *Chambers USA: America's Leading Lawyers for Business*
- *Chambers Global: The World's Leading Lawyers for Business*
- *International Who's Who of Business Lawyers*
- *Best Lawyers*
- *New York Super Lawyers*
- *The Legal Media Guide to the World's Leading Real Estate Lawyers*
- *PLC Which Lawyer? Yearbook*
- *The Legal 500 United States*