



LARRY R. MERGENTIME

MEMBER - Transactions

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Practice Areas

Transactional Law
Real Estate Leasing
Real Estate Development
Condominium/Cooperative Law
Real Estate Financing/Joint Ventures

Bar Admissions

New York, 2001

Education

Brooklyn Law School

• J.D. (*cum laude*) - 2000

University of Michigan

• B.A. - 1997

Larry R. Mergentime joined Rosenberg & Estis in 2004 and is a member with the firm's Transactional Department. Mr. Mergentime's practice covers all areas of transactional real estate, including the acquisition, disposition, leasing, development and financing of a wide variety of assets, including office buildings, shopping centers and multi-family residential buildings. Mr. Mergentime also has significant experience in drafting, operating and joint venture agreements, as well as representing parties in the purchase and sale of high-end residential properties.

Notable Work

- Represent The Durst Organization on all phases of its joint venture, acquisition, development and financing of the 2.5 million square foot Halletts Point waterfront project in Astoria (which is to include 2,400 market-rate and affordable apartments), including the negotiation of joint venture operating agreements, development agreements and various agreements with City agencies.
- Represent owners in connection with the leasing of retail properties, which over the last 5 years, have included structuring and negotiating leases with Lululemon, TD Bank, Planet Fitness, Goyard, Vince, Soul Cycle and other luxury and restaurant tenants in the NY metropolitan area and across the country.
- Represent Manhattan condominium sponsor in connection with unit closings for 90+ converted condo. units.
- Represented New York City investment fund in connection with the sale/divestiture of real estate assets, including 3 Manhattan multi-family and commercial properties.
- Represented Cornell University in connection with the sale of a full-floor condominium unit to CUNY/Hunter in a state-of-the-art medical research being developed on the Upper East Side.
- Represent national shopping center investor in the purchase and sale of retail properties across the United States, including New York, New Jersey, Maryland, Florida, Missouri, etc.
- Represented family partnership in the sale of midtown Manhattan office building.
- Represented REIT in net lease of 220,000+ square foot retail shopping complex in Queens.



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- Represented national retailer in buyout /surrender of Brooklyn anchor store lease.
- Represent national real estate investment company in various retail leases in Manhattan.
- Represent purchasers and investors of high-end/luxury real estate, including local condominium and cooperative apartments and vacation homes.

Professional Associations

- New York State Bar Association, Real Property Law Section, Member



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