



DENNIS I. HELLMAN

MEMBER - Transactions

733 Third Avenue, New York, NY 10017 dhellman@rosenbergestis.com 212-551-8408



Practice Areas

Transactions
Acquisitions & Sales
Development
Joint Ventures
Leasing
Financing
Ground Leases
Development Rights Transfers
1031 Exchanges
Loan Workouts/Restructurings

Bar Admissions

New York, 1975
U.S. District Court Eastern District of New York, 1975
U.S. District Court Southern District of New York, 1975
U.S. Court of Appeals 2nd Circuit, 1975

Education

New York University School of Law

• J.D. - 1974

Honors & Activities:

• *New York University Law Review*,
Articles Editor, 1973 - 1974

City College of the City University of New York

• B.A. (*cum laude*) - 1967

Honors & Activities:

• Special Honors in Political Science

Dennis I. Hellman joined Rosenberg & Estis in 1993 and is a Member with the firm's Transactional Department. In recent years, most of Hellman's practice has been concentrated on acquisitions, dispositions and developments throughout the United States, as well as on representing borrowers in complex financings and both owners and tenants in commercial leasing matters. Hellman's after-hours commitments include memberships on several committees of the Real Property Law Section of the New York State Bar Association.

Notable Work

- The Durst Organization in its joint venture with Bank of America and the joint venture in the \$1.6 Billion CMBS and Liberty Bonds refinancing of One Bryant Park.
- The Durst Organization in construction loans, permanent loans and EB-5 financings for each of 855 Avenue of the Americas and 625 West 57th Street in an aggregate amount in excess of \$900 Million.
- Somerset Partners in the acquisition, financing, leasing and sale (for approximately \$550 Million) of 450 Park Avenue.
- The Durst Organization in the lease of 9 floors at 1133 Avenue of the Americas to a prominent law firm and in a separate lease of both retail and office space to Steinway Musical.
- Kaufman & Jacobs in the acquisition, leasing and financing of a corporate campus in Milwaukee. The lease provides for, among other things, long term renewal options, expansion options and options to require the landlord to construct additions to the buildings over the term of the lease.
- Somerset Partners in the acquisition, redevelopment, financing, leasing (including the anchor lease to a prominent U.S. Government Entity) and sale (for approximately \$450 Million) of 1801 K Street in Washington, D.C.
- Rubicon US REIT in refinancing and sales of office buildings in many cities throughout the US, including Miami, Baltimore, Richmond, San Jose, Kansas City and Fresno and the re-leasing of an office building in Portland, Oregon (which was thereafter also sold). One of those leases won the 2014 lease of the year award in Portland.
- The Durst Organization in a multi-party office leasing transaction



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at 733 Third Avenue involving approximately 200,000 square feet resulting in the restacking of existing tenants to accommodate a major tenant establishing its NYC headquarters. The transaction won the Real Estate Board of New York's 2004 Henry Hart Rice Achievement Award as the most ingenious leasing transaction of the year.

- Henry Kallan in connection with the development and financing of the Giraffe, Library and Casablanca Hotels in New York and Hotel X in Toronto (including the ground lease with the City of Toronto).
- The Durst Organization in connection with the assemblage of the land for and the development and financings of 4 Times Square, now known as 151 West 42nd Street, as well as in numerous other office building refinancings and mezzanine loans.
- Somerset Partners in the sale of 85 Tenth Avenue for approximately \$430 Million.
- A public advertising company for many years in numerous leasing transactions throughout the United States, including in New York City, Chicago, San Francisco, Los Angeles, Orange County, California and Philadelphia.

Published Works

- "Foreclosure Alternative Available," The National Law Journal, July 5, 1993

Professional Associations

- New York State Bar Association, Real Property Section, Member, Committees on Leasing and Real Estate Financing
- New York State Bar Association, Real Property Section, Associate Member, Urban Land Institute