



STEPHEN A. MILLINGTON

COUNSEL - Transactions

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STEPHEN A. MILLINGTON 2024

Practice Areas

Corporate & Finance
Real Estate
Mergers & Acquisitions

Bar Admissions

New York, 2015

Education

New York University

• J.D. - 2014

Honors & Activities:

• Carroll and Milton Petrie Scholar

Dartmouth College

• B.A. - 2011

Stephen A. Millington joined Rosenberg & Estis in 2020 and is Counsel with the firm's Transactions Department.

Stephen represents landlords, tenants, developers, and property managers in commercial real estate transactions throughout the United States. Much of Stephen's practice is concentrated in the commercial leasing arena, where he provides his legal expertise in the complex New York City real estate market to clients of all types. Representing landlords and tenants alike, he advises clients from both a legal and business perspective on all aspects of their transactions involving office, industrial, and retail properties, including leases, guaranties, management agreements, brokerage and agency agreements, sublease and license agreements, surrender agreements, letters of intent, and construction agreements.

Stephen's experience working with retailers has given him an appreciation of the nuances of retail operations. He has facilitated retail rollouts for major brands in malls, lifestyle centers, and stand-alone stores on a busy urban street. He also represents owners of many Class A office and mixed-use buildings in New York City and across the country, offering his extensive legal experience in office, retail, flagship store leasing, and luxury hotel and restaurant deals.

Stephen received his bachelor's degree from Dartmouth College in 2011 and his J.D. from New York University School of Law in 2014. Before joining Rosenberg & Estis, Stephen was an Associate with Winston & Strawn LLP.

Notable Work

Landlord Representation

- Handle and manage all leasing for a Class-A Financial District office building owner, including several hundred thousand square feet of leasing over the last few years.
- Handle all retail leasing for a New York City-based, minority-owned developer of affordable housing, which owns several mixed-use buildings throughout New York City.
- Lead leasing counsel for a real estate private equity firm that owns Class-A mixed-use buildings in Williamsburg and Lower Manhattan.



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- Represented a prominent New York City landlord in the leasing of 15,000 sq. ft. of office space to the Department of Citywide Administrative Services for use by the New York City Police Department.
- Represent AMAC Holdings, a national real estate investment firm and the investment arm of Arbor Realty Trust, in connection with all leasing at 10 Rutgers Street, 6 Greene Street, and 331 Park Avenue South located in New York City.
- Acts as leasing counsel in connection with all leasing (office and retail) at 45 West 45th Street, 158 West 27th Street, and 125 West 25th Street located in New York City.
- Represented a New York City-based landlord in connection with its lease to Gotham Burger Social Club in downtown Manhattan.

Tenant Representation

- Represented a French multinational advertising and public relations company in its leasing of 20,000 sq. ft. of office space in Burbank, CA.
- Represented Del Frisco's Double Eagle Steakhouse in the renewal of its lease for an additional 20 years covering 25,000 sq. ft. at 1221 Avenue of Americas in Rockefeller Center.
- Represented Qatar-based hospitality company, as ground lessee, in an amendment to its ground lease covering a luxury hotel in the Meatpacking district.
- Represented Dig (previously Dig Inn) in its expansion of over 25 locations across the United States.
- Represented Barry's Bootcamp in its expansion of over 20 locations across the United States.
- Represented WeWork in connection with various tenant leases in New York City and in other locations throughout the U.S.
- Represented Tiffany & Co. in its lease of a 5,000 sq. ft. retail space in Philadelphia, PA.