

Shepard A. Federgreen

Partner

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Practice Areas

Real Estate

Bar Memberships

New Jersey

New York

Shepard advises developers, owners, investors, landlords, tenants, funds, and businesses on a broad range of sophisticated commercial real estate matters. His practice encompasses acquisitions and dispositions, leasing, development and redevelopment, joint ventures, and real estate finance, with experience spanning major headquarters leases, large industrial and distribution projects, multistate retail portfolios, mixed use redevelopment projects, and financings totaling hundreds of millions of dollars. Shepard combines deep transactional experience with a practical understanding of his clients' business objectives, helping them structure and execute complex real estate transactions efficiently and strategically.

Other Info About Shepard

Experience

Leases:

- Representation of a NYSE company, as tenant, in a long-term lease of two buildings aggregating 180,000 sq. ft. for office and lab use
- Representation of a major regional law firm, as tenant, in a long-term lease of in excess of 100,000 sq. ft.
- Representation of a NYSE company, as tenant, in multiple NYC leases including a 200,000 sq. ft. Manhattan HQ, as sublandlord and subtenant, in multiple sub-leases
- Representation of a NYSE company, as tenant, in a ground lease and development of a 300,000 sq. ft. office and

distribution facility

- Representation of a privately owned auto parts distributor, as tenant, in eight leases, in four different states and one foreign country
- Representation of a commercial landlord in more than 100 transactions, including leases, lease extensions, lease expansions, lease surrenders, and early lease terminations.
- Representation of an industrial landlord in more than 50 transactions, many involving hundreds of thousands of square feet

Acquisitions and Dispositions:

- Representation of a buyer of a Vermont regional mall
- Representation of a buyer of a vacant industrial building for its own use
- Representation of a buyer of a multi-acre parcel of land for the development of a power center, and representation of that buyer, as seller, of a significant portion of the acquired land to an international retailer
- Representation of a buyer of non-performing debt secured by a retail site in Pennsylvania
- Representation of a buyer of non-performing debt secured by a lodging site in Florida, and representation of that buyer, as seller, in the sale of the non-performing debt to an affiliate of the debtor
- Representation of a buyer in multiple acquisitions of retail properties across multiple states
- Representation of a seller in multiple sales of retail properties across multiple states

Joint Ventures:

- Representation of a developer/principal in a joint venture with an internationally known financial institution to develop a 500,000+ sq. ft. warehouse and distribution facility

- Representation of a developer/principal in a joint venture with an insurance company to develop a townhouse condominium community
- Representation of a fund as the "money partner" in a joint venture with an operating partner to acquire a Manhattan office building

Mortgage Financings:

- Representation of a developer client in multiple construction/mini-perm loans aggregating hundreds of millions of dollars
- Representation of clients in acquisition financings and refinancings

Redevelopment:

- Representation of a New Jersey municipality in a ground lease and redevelopment agreement with the developer of a mixed use facility containing more than 200 residences, and retail, parking, and recreational facilities
- Representation of various clients as the designated redeveloper of an area in need of redevelopment in the relevant redevelopment and development agreements with the relevant municipality or agency

Education

Cornell Law School, J.D., cum laude

Hofstra University, B.B.A., magna cum laude

Courts

United States District Court for the Eastern District of New York

United States District Court for the Southern District of New York

Recognition

Recognized by Best Lawyers®, 2027 Edition: Real Estate Law

Included on the *New York Metro Super Lawyers* list, Real Estate

AV rated by Martindale-Hubbell

Professional Affiliations

American College of Real Estate Lawyers

New Jersey State Bar Association
Real Property, Probate and Trust Law Section

Cornell Real Estate Council

Civic Activities

Temple Emanu-El, Westfield, NJ
Past Trustee and Past President

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