



Robert S. Nash

Of Counsel

Contact

+1 212.756.2110
robert.nash@srz.com

919 Third Avenue
New York, NY 10022

Focuses on commercial leasing (on behalf of both landlords and tenants); real estate development, sales and acquisitions; real estate brokerage; and property management.

Bob has extensive experience negotiating commercial leases on behalf of private investment funds and other companies in properties such as 9 West 57th St., GM Building, 888 Seventh Ave., 1211 Sixth Ave., Citicorp Center, the Seagram Building, 712 Fifth Ave. and Carnegie Hall Towers for tenants such as Maverick Capital, Cerberus Partners, Glenview Capital, Och Ziff Capital, Atticus Capital, JANA Partners, Clinton Group, Soros Funds, QVT Financial and many others.

Work highlights include his representations of Tishman Speyer, Goldman Sachs and other investors in the acquisition of Rockefeller Center and simultaneous sale to NBC of 1.5 million sq. ft. of office and studio space; Reckson Associates as lessor in a 420,000 sq. ft. lease to a large law firm;

CIT Holdings as lessee in a 190,000 sq. ft. lease negotiation; and Cerberus Partners as sublessor in a 65,000 sq. ft. sublease negotiation.

Bob is a past Co-Chair of the Commercial Leasing Subcommittee of the New York City Bar Association and a former Chair of the Commercial Leasing Committee of the New York State Bar Association.

Practices

REAL ESTATE

REAL ESTATE LITIGATION

NONPROFIT

Bar Admissions

New York

Education

St. John's University School of Law, J.D.

▪ Associate Editor, *St John's Law Review*

Bucknell University, B.A.

Representations

- Represented Tishman Speyer, Goldman Sachs and other investors in the simultaneous acquisition of Rockefeller Center and sale to NBC of 1.5 million sq. ft. of office and studio space.
- Represented 919 Third Avenue owner Reckson Associates in 420,000 sq. ft. lease to law firm Debevoise & Plimpton.
- Represented 1211 Sixth Avenue tenant CIT Holdings Inc. in a 190,000 sq. ft. lease negotiation.
- Represented investment fund Cerberus Partners in subleasing from UBS 65,000 sq. ft. at 299 Park Avenue.
- Represented law firm Thelen, Reid & Priest LLP in negotiations with 875 Third Avenue owner Boston Properties to lease 160,000 sq. ft. of office space.
- Represent Taconic Investment Properties, owner 111 Eighth Avenue, in connection with its leasing of space in the 2.3 million sq. ft. building for office and telecom facilities, including several transactions of more than 125,000 sq. ft.
- Represented Golden Books Family Entertainment Inc., a tenant in 888 Seventh Avenue, in a lease buy-out and the negotiation of a new 100,000 sq. ft. lease.
- Represented Gruner + Jahr Printing and Publishing Co., the owner of 150 East 42nd Street, in a 180,000 sq. ft. office lease negotiation.
- Represented 1290 Sixth Avenue tenant ABN AMRO Bank in the acquisition of a 90,000 sq.ft. leasehold from BT Alex Brown.
- Represented 150 East 42nd Street owner Hiro Real Estate Inc. in connection with the leasing of 525,000 sq. ft. of office space to Pfizer Inc.
- Represented tenant Oppenheimer & Co. in connection with its leasing of 80,000 sq. ft. of office space at 280 Park Avenue.
- Represented 745 Fifth Avenue owner Hexalon Real Estate Inc. in connection with the renovation and leasing of 450,000 sq. ft. of

premier office, showroom and retail property.

- Represented The LeFrak Organization, owner of Newport Office Center, in negotiating a single, 500,000 sq. ft. lease agreement with Recruit U.S.A. Inc.

Publications

- "Commercial Leasing," *Commercial Litigation in New York State Courts* (Thomson Reuters and the New York County Lawyers' Association), 2015 (co-author)
- Profiled in "Schulte Roth & Zabel's RE Group Celebrates Landmark Year," *New York Real Estate Journal*, Nov. 26, 2013
- "Subordination, Non-Disturbance and Attornment Agreements," *The Jones Lang LaSalle Hedge Fund Activity in Today's Changing Market Newsletter*, July/August 2010 (co-author)
- "How Will Utility Deregulation Affect Commercial Leasing," *The Real Estate Finance Journal*, Spring 1998
- "How to Avoid Tenant Disputes During Building Renovation," *Commercial Lease Law Insider* (Brownstone Publishers Inc.), 1991
- "Commercial Leasing in the United States" *Foreign Investment in U.S. Real Estate and Business* (John Wiley & Sons), 1989

Speaking Engagements

- “The Other Side of the Deal — How Operating Expenses Play Out After the Lease is Signed,” The International Association of Attorneys and Executives in Corporate Real Estate (AECRE) Twenty-First Annual Conference, New Orleans, April 2012
- “Landlord & Broker Roundtable: Recovery Realities & Signs of Optimism,” Office Leasing, Finance, and Investment Summit, June 2010
- “Commercial Real Estate in a Post-Recession Era,” Globe St.com and Schulte Webinar, May 2010
- “The Market for Green Leases,” Schulte’s Green Building: New Requirements and Incentives seminar, New York, January 2009
- “Starting It Up and Keeping It Going: Employment Law, Office Leasing and Estate Planning,” Schulte 16th Annual Private Investment Funds Seminar, January 2007
- “Current Legal Issues with Emphasis on Using Outside Counsel in a Cost-Effective Manner,” National Association of Corporate Real Estate Executives (NACORE)
- “Renegotiation of Leases,” International Association of Corporate Real Estate Executives (NACORE)
- “Negotiating Office Lease Escalation Provisions,” New York State Bar Association Real Property Law Section Seminar

Memberships

Professional

- New York State Bar Association
 - Chairperson, Commercial Leasing Committee, 1995-1996
- New York City Bar Association,
 - Member, Real Property Law Committee, 1991-1994
 - Chairperson, Commercial Leasing Subcommittee, 1994

Civic and philanthropic

- The Mental Health Association of New York - *Pro Bono* Representation
- The Nature Conservancy — *Pro Bono* Representation
- Volunteer Lawyers For the Arts — *Pro Bono* Representation
- Legal Aid Society — *Pro Bono* Representation
- Second Stage Theatre

Distinctions

- *The Legal 500 US*
- New York State Bar Association Empire State Counsel Honoree
- *New York Super Lawyers*