



## Kevin M. Pole

### Member

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## Profile

**Kevin is deputy chair of Bond's property practice and concentrates his practice in the areas of commercial real estate and commercial lending.**

Kevin handles real estate purchase, sale and finance transactions for small businesses, national corporations, libraries, school districts, higher education institutions and other non-profit entities. He has represented commercial real estate developers in the development, sale, leasing and financing of commercial property. Kevin also handles leasing transactions on behalf of landlords and tenants, including national retail tenants. He also has experience with the formation and operation of condominiums, homeowners associations and cooperatives. Kevin serves as examining counsel for several title insurance companies.

Kevin's commercial lending experience includes working with commercial lenders on construction and commercial loans, including the issuance of letters of credit in public finance transactions. With a background in public finance, he often works with commercial banks in the purchase of tax exempt bonds.

Kevin is highly responsive to helping clients take advantage of economic development opportunities. As an example, following the announcement of the \$100 billion Micron chip plant project in Clay, New York, he is already assisting national developer clients with the acquisition of properties in surrounding areas to the planned microchip facility.

## Representative Matters

- Handled acquisition, financing and leasing of the former Syracuse Newspapers building, now known as The Post, in Clinton Square in downtown Syracuse
- Handle all real estate and finance matters for a nationally affiliated fast-food franchise with more than 100 retail units, including the acquisition of 35 out-of-state stores
- Assisted commercial developer in the acquisition of eight buildings on Water Street in downtown Syracuse
- Assisted in the acquisition of properties along four-city blocks in Utica as part of the \$480 million Mohawk Valley Health Center project
- Handle lease negotiations for a chain of rock-climbing gyms with locations throughout the Northeast and Florida

## Education

- Wake Forest University School of Law (J.D. 2001)
- Niagara University (B.A., *magna cum laude*, 1998)

## Bar/Court Admissions

- New York

## Practices

- Real Estate and Construction
- Higher Education
- Public Finance
- Property
- Commercial Lending
- Hospitality and Tourism
- Essential Resources for Business
- Semiconductor and Technology Industry

- Assisting with the redevelopment of a significant suburban shopping mall in Central New York
- Assisted with the acquisition and development of the Acropolis Center mixed-use development located in downtown Syracuse.

## Honors & Affiliations

- Listed in:
  - *The Best Lawyers in America*®, Public Finance Law, 2025, 2026
  - *Martindale-Hubbell*®, AV Preeminent Rated
- New York State Bar Association
- Onondaga County Bar Association

## Representative Presentations

- An Interview with Kevin Pole, Property, Legally Bond Podcast, September 26, 2022
- Maximizing Tax Deferral Opportunities With Qualified Opportunity Zones, Greater Syracuse Chapter, New York State Commercial Association of Realtors, Inc., March 27, 2019

## Other Activities

- Board Member, On Point for College
- Board Member, Francis House
- New York State Commercial Association of REALTORS
- Leadership Greater Syracuse Graduate, 2013
- Board of Directors, Jamesville-Dewitt Little League