BOND SCHOENECK & KING ATTORNEYS

Marcia L. Finkelstein

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Profile

Marcy has extensive real estate, commercial lending and transactional experience, guiding clients through all phases of commercial real estate transactions.

Her experience includes real property acquisitions and development, commercial lending and secured financing. She represents sellers, purchasers, lenders, borrowers, landlords, tenants and developers. Marcy drafts, reviews and analyzes contracts, leases, easements and loan agreements. She has advised owners of shopping centers and office buildings on sophisticated leasing matters and nonprofit corporations on complex title issues. Marcy works closely with the firm's Business and Transactions practice, handling the real estate aspects of the sale of businesses.

Prior to joining Bond, Marcy was a partner at Lazer, Aptheker, Rosella & Yedid and before that practiced at several large New York City law firms, representing major real estate developers and lending institutions. Marcy has served on the Advisory Board of First American Title Insurance Company of New York and has lectured on commercial leasing for the Suffolk Academy of Law.

Representative Matters

- Negotiated and brought to a successful conclusion the $16 million dollar sale of a 24-acre site in Suffolk County to a public utility, involving some intricate municipal issues, including Pine Barrens Commission approval.
- Negotiation of a 50-year ground lease on behalf of Ronald McDonald House Charities New York Metro, whom we represented on a pro-bono basis, with the State University of New York, for the construction and operation of a Ronald McDonald House on a portion of the Stony Brook campus – at Stony Brook Children's Hospital.
- Represented the borrower in the $8.5 million refinance of a major shopping center, with unique carveout, cash sweep and earn out provisions.
- Represented the owner of multiple shopping centers in the $42 million sale of one of its more significant Long Island centers, successfully working with numerous tenants and resolving title, loan and tax exchange issues.
- Representation of a major sports facility owner in the negotiation of a ground lease for a well-known tennis academy with unique and sophisticated

Education

- Vanderbilt University Law School (J.D. 1986)
- University of Pennsylvania (B.A., *magna cum laude,* 1983)
- London School of Economics (G.C. 1982)

Bar/Court Admissions

- New York

Practices

- Real Estate and Construction
- Property

construction and percentage rent aspects.

- Representation of a major developer in the first part of a $12.23 million, three parcel assemblage for the development of a large Nassau County multi-family project.
- Representation of a leading franchisee of a national moving company in the purchase of its new headquarters and the layered acquisition financing, which included permanent and bridge financing as well as a loan under the U.S. Small Business Administration 504 Loan Program.
- Negotiation of two long term leases with a major healthcare provider, one requiring the developer client's construction of a new medical facility in Huntington, New York and the other relating to a stand-alone building adjacent to the client's shopping center on a major commercial thoroughfare in Suffolk County.
- Representation of a design industry leader in the $20 million sale of a 10 acre commercial and industrial parcel in Bethpage to a public benefit corporation. The sale was the first leg of an exchange in lieu of condemnation under Section 1033 of the Internal Revenue Code.

Honors and Affiliations

- Martindale-Hubbell®, AV Preeminent Rated
- Top Rated Lawyer in Land Use and Zoning, 2013
- Long Island *Pulse,* "Top Legal Eagles," 2013
- Long Island Business News, "Who's Who in Commercial & Residential Real Estate Law"
- Associate Editor, *Vanderbilt Law Review*