

People



Thomas F. Diorio

Partner, Real Estate

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Thomas Diorio represents clients in connection with the financing, acquisition, sale, leasing, and development of a full range of real estate assets including office buildings, shopping centers, hotels, warehouses, mixed-use properties and U.S. ports. He also assists clients with real estate issues in the areas of tax credit investments and economic development incentives. He also has experience with real estate aspects of energy projects such as solar facilities, biomass energy plants, landfill gas-to-energy plants and waste-to-energy plants.

Notable Work

Transaction: Represented a landlord of multiple Manhattan Class A office buildings with its leasing and financing transactions.

Generational Transition Planning: Represented a New York real estate family with generational transition issues, including reviewing, and in many cases restructuring, 45 limited liability companies and corporations.

Partnership Transaction: Represented a Manhattan real estate owner with its institutional partner's sale of a 49% LLC interest in a Manhattan Class A office building to a new institutional investor, which involved, in part, amending and restating the terms of the ownership entity operating agreement.

Solar Projects: Represented tax-credit investors as real estate counsel in connection with over 100 ground mounted solar projects.

Leasing: Represented a national real estate brokerage firm in the renewal and long-term extension of its lease of approximately 133,000 square feet of space in a Class A Manhattan office building.

Historic Preservation/Redevelopment: Represented a municipality's economic development corporation in connection with the preservation and redevelopment of an historic structure.

Areas of Experience

Real Estate
Real Estate Acquisitions and Sales
Distressed Property
Healthcare Real Estate
Data Centers and Digital Infrastructure
Renewable Energy and Electric Power

Education

J.D., University of Florida, 1984
B.A., Florida State University, 1981
Villanova University

Admissions

Bars

New York
Connecticut
Florida

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Distressed Asset: Represented an owner of a hotel property in Las Vegas, Nevada, to settle a foreclosure action and dispose of the distressed asset.

Debt Restructuring: Represented a special servicer to restructure \$217 million in debt secured by a hotel property in New York.

Debt Restructuring: Represented a special servicer to restructure \$120 million in debt secured by a hotel property in California.

NFL Stadium Lease: Represented a county in the negotiation of an amendment and extension of a long-term lease of a stadium with a National Football League franchise.

NHL Arena Lease: Represented a county in the negotiation of a long-term lease of an arena with a National Hockey League franchise.

Lease Dispute: Providing real estate support to a litigation team arbitrating a lease dispute regarding the rental rate applicable to a renewal of 650,000 square feet of office space in a Class A building in Midtown Manhattan.

Refinance: Represented a lender in a refinance of a \$135 million loan secured by a regional outlet mall in Colorado.

Acquisition: Represented a Wall Street firm in the acquisition of a data center leased to a credit tenant.

Complex Disposition: Represented a Wall Street firm in a multi-parcel, complex sale of real property located in Waltham, Massachusetts, wherein the buyer was provided eight alternative closing structures.

Refinance: Represented a lender in a refinance of a \$120 million Brooklyn, New York, land loan.

Hotel Finance: Represented a Wall Street firm in an \$86 million loan for a Westin Hotel near Chicago, Illinois.

Waste-to-Energy Power Plant: Represented a developer in the leasing of a portion of a landfill for the construction and operation of a waste to energy power plant in Florida.

Florida Biomass Power Plant: Represented a developer as real estate counsel in development of a 75 MW biomass power plant in Florida.

Massachusetts Biomass Power Plant: Represented an equity investor as real estate counsel in the development of a biomass power plant in Massachusetts.

New York Gas Power Plants: Represented a client as real estate counsel in the purchase of landfill gas power plants in New York.

Ports: Represented client as real estate counsel in the purchase of U.S. port operations.

Workout: Represented a property owner in a workout related to the sale of land under threatened litigation.

REIT: Represented client as Florida real estate counsel for the acquisition of over \$100 million of Florida office properties.

Multifamily Development: Represented national apartment developer, and other clients, in the development, financing, leasing, and sale of Florida apartment complexes.