

People



Joseph L. Brasile

Partner, Real Estate

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[vCard](#)

Joseph Brasile focuses his practice on complex commercial real estate transactions for owners, developers, institutional and private lenders, borrowers, landlords, and tenants. Joe has broad real estate financing experience with respect to permanent loans, acquisition loans, construction loans, mezzanine loans, note financings, loan sales, and underlying cooperative loans. With regard to distressed assets, Joe handles loan workouts, forbearance agreements, deed-in-lieu of foreclosure agreements, and DIP financing and loan restructuring, often collaborating with foreclosure and/or bankruptcy counsel on such matters.

For owners and developers, Joe has experience negotiating purchase and sale agreements, ground leases, sale leasebacks, office leases, retail leases, the purchase and sale of air rights, development agreements, bulk condominium sales, management contracts, parking agreements, loan documents, joint venture and partnership agreements, the placement of preferred equity, construction contracts, architect's agreements, engineering contracts, exclusive leasing agreements, and other brokerage agreements.

Joe's comprehensive experience representing lenders, owners, developers, and tenants encompasses all types of asset classes, including office buildings, development projects, hotels, shopping centers, retail spaces, data centers, parking garages, mixed-use projects, condominiums, multifamily buildings, and industrial properties. Clients benefit from Joe's keen understanding of the needs and viewpoints of the various parties involved in these sophisticated transactions, as his varied practice has him regularly negotiating as a lender's counsel, developer's counsel, landlord's counsel or tenant's counsel, each of which has their own goals, needs, and tolerance for risk which are carefully and strategically implemented in close collaboration with clients.

Affiliations

- Commercial Real Estate Finance Council (CREFC), Member
- Real Estate Board of New York (REBNY), Member

Areas of Experience

Real Estate
Real Estate Financing
Real Estate Acquisitions and Sales
Hospitality
Commercial Leasing and Development
Construction
Data Centers and Digital Infrastructure

Education

J.D., Brooklyn Law School, 1996
B.A., Fordham University, 1992

Admissions

Bars

New York

Related Content

- Akerman Sponsors 2025 Outing for the New York Women Executives in Real Estate
August 18, 2025
- Leisure Law Insider (Vol. 6) - Spring 2025
Spring 2025
- Akerman Sponsors Annual ULI New York Awards for Excellence in Development
April 23, 2025

- International Council of Shopping Centers, Member
- New York State Bar Association, Member
- Larchmont Mamaroneck Hunger Task Force, Member

Honors and Distinctions

- *Best Lawyers*, 2024-2025, Listed in New York for Real Estate Law