

People



Eric D. Rapkin

He/Him/His

Chair, Real Estate Practice Group

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” Eric is a super smart guy. He really knows his stuff.

- *Chambers USA*

Eric Rapkin serves as Chair of Akerman’s Real Estate Practice Group, one of the nation’s top-ranked real estate legal teams representing developers, investors, and other real estate end users in complex transactions, development and redevelopment projects, public-private initiatives, loan origination and recoveries, and litigation matters across the United States and Latin America.

A consummate dealmaker, Eric’s practice focuses on sophisticated commercial real estate transactions, including the leasing, acquisition, disposition, and financing of office towers, shopping centers, industrial properties, hotels, and medical office buildings for top developers, institutional investors, and investment funds.

Recognized by *Chambers USA* as “a very knowledgeable resource on leasing transactions,” as well as noting that “he approaches things from a business perspective,” Eric has finalized deals for many millions of square feet of office, retail, industrial, and mixed-use projects. He is well versed in build-to-suit projects, possessing a detailed knowledge of the complex construction provisions that are central to these deals. Eric is also experienced in office tower acquisitions and dispositions and major public-private partnership transactions.

Eric has served in numerous leadership roles in the real estate sector, including ICSC, NAIOP Commercial Real Estate Development Association, and ACREL, the American College of Real Estate Lawyers.

Areas of Experience

Commercial Leasing and Development
Healthcare Real Estate
Public-Private Partnerships
Real Estate
Real Estate Acquisitions and Sales
Real Estate Financing
Distressed Property
Lease Restructuring and Workouts
Data Centers and Digital Infrastructure
Renewable Energy and Electric Power

Education

J.D., Georgetown University Law Center, 1986, *Law Review: The Tax Lawyer*, Lead Articles Editor 1985-1986
B.A., University of Florida, 1983, Phi Beta Kappa

Admissions

Bars

Florida

Related Content

Record Number of Akerman Lawyers Named to *Best Lawyers 2026 Guide*
August 21, 2025

Akerman Lawyers Ranked in Florida by *Super Lawyers Magazine*
July 08, 2025

Akerman Expands National Real Estate Practice With Addition of Land Use Partner Vivien Krieger in New York
July 07, 2025

Notable Work

Build-to-Suit Headquarters Transactions:

- Represented developer-landlords in negotiations of build-to-suit lease agreements for Office Depot's 625,000 square-foot world headquarters and Bacardi USA's 230,000 square-foot headquarters, and represented Ryder in the negotiation of a build-to-suit lease agreement for their 250,000 square-foot world headquarters.

Office Tower Sales and Acquisitions:

- Represented Parmenter Realty Partners in acquisitions and sales of numerous office towers, including a joint venture to recapitalize Las Colinas Towers I & II and Mandalay Tower, Irving, Texas and SunTrust Center, Richmond, Virginia, and transactions involving The Tower at Cityplace and Park Central 7 8 9, Dallas, Texas, Nashville City Center, Nashville, Tennessee, Buckhead Tower at Lenox Square, Atlanta, Georgia, Bank of America Plaza, Jacksonville, Florida, and Fifth Third Center, Charlotte, North Carolina.

Public-Private Partnerships:

- Represented the Los Angeles Dodgers in negotiations with municipal and county authorities and a private development company in a public-private transaction involving Dodgertown, the team's spring training facilities in Vero Beach, Florida.
- Represented Brightline (formerly All Aboard Florida) in negotiations of public-private leases, easements, and right-of-way agreements for the development of an intercity passenger rail project to operate from Miami to Orlando, Florida.

Bulk Condominium Acquisitions:

- Represented acquirer in numerous acquisitions of bulk condominium projects in Florida.

Representative Clients

- Duncan Hillsley Capital
- H.I.G. Capital
- Parmenter Realty Partners
- Sumitomo Corporation of America

Published Work and Lectures

- *Law360*, Quoted, "3 Key Real Estate Questions, 2 Years Into The Pandemic," March 16, 2022
- *GlobeSt.com*, Quoted, "Why Simon and Brookfield Want to Save JCPenney," June 29, 2020
- [2019 Akerman U.S. Real Estate Sector Report](#), Contributor
- Urban Land Institute Southeast Florida/Caribbean Council, Moderator, "Anatomy of the Deal: The Main Las Olas," February 25, 2019
- [2018 Akerman U.S. Real Estate Sector Report](#), Contributor
- Eric has spoken and written extensively on commercial leasing matters for the International Council of Shopping Centers (ICSC) and its legal journal, *Shopping Center Legal Update*, for which he was a member of the Editorial Board for over a decade.

- Professional Education Broadcast Network, Letters of Intent in Real Estate Transactions, 2017, Presenter
- [2017 Akerman U.S. Real Estate Sector Report](#), Contributor
- 2015 Akerman U.S. Real Estate Industry Outlook Report, Contributor

Affiliations

- The Florida Bar, Member
- International Council of Shopping Centers (ICSC), Florida State Director 2018; U.S. Shopping Center Law Conference Committee, Emeritus Member; Florida Conference Committee, Chair, 2016; South Florida Idea Exchange Committee, Chair, 2009
- NAIOP (Commercial Real Estate Development Association), South Florida Chapter, Board Member Emeritus; Chapter President, 2010
- American College of Real Estate Lawyers (ACREL), Fellow; Immediate Past Chair, Committee on Professional Responsibility

Honors and Distinctions

- *Best Lawyers*, 2009-2026, Listed in Florida for Real Estate Law
- *Best Lawyers*, 2022, Named as “Lawyer of the Year” for Real Estate Law in Fort Lauderdale
- *Chambers USA*, 2013-2025, Ranked in Florida (South Florida) for Real Estate
- *Super Lawyers* Magazine, 2009-2013, 2016-2025, Listed in Florida for Real Estate: Business
- *The Legal 500*, 2015, 2017-2025, Recommended for Real Estate
- Lexology Index Thought Leaders: USA, 2025, Recognized as a Leading Practitioner for Real Estate
- *Fort Lauderdale Illustrated*, Recognized as a “Top Lawyer in Broward County” for Real Estate Law, 2021-2022
- *Connect Media*, Selected to receive the Lawyers in Real Estate Award, 2020
- *South Florida Business Journal*, Listed as a Power Leader in South Florida Commercial Real Estate, 2017
- *Who’s Who Legal*, 2014, 2017, 2019-2024, Recommended for Real Estate; 2023-2024, Listed as a Thought Leader in Real Estate
- *Florida Trend’s* Legal Elite, 2012, Listed for Real Estate
- *The International Who’s Who of Business Lawyers*, 2013, Recommended for Real Estate
- *Daily Business Review’s 2007 Top Dealmaker of the Year Award - Office*, Recognized for Representation of Developer in Office Depot’s Global Headquarters Build-to-Suit Transaction
- *The Legal 500*, 2007, 2009, 2014, Recommended for Real Estate Transactions and Finance