

People



Kenneth Gordon

Of Counsel, Real Estate
Real Estate Financing

New York
T: +1 212 822 2219

kenneth.gordon@akerman.com
vCard

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For more than 55 years, Kenneth Gordon has concentrated his practice in all facets of real estate development, leasing, sales and acquisitions, 1031 exchanges, condominium development, construction contracting, license agreements, and financing, including workouts for lenders and securitized lending representing borrowers. He has counseled supermarket chains and other retailers, office, and industrial clients in leasing and construction transactions. He has also advised developers and investors in acquisitions, sales, development, leasing, and financing of shopping centers, warehouses, residential, and multifamily developments, and the acquisition of, clean-up, and development of environmentally sensitive sites for self-storage facilities, office buildings, and freestanding retail locations. He has also counseled clients on brownfields redevelopment and the tax and economic incentives awarded to them.

A frequent speaker to industry and professional organizations on real estate and environmental issues, including numerous seminars and workshops at the International Council of Shopping Centers Law Conferences. Kenneth was also a Guest Lecturer in Real Estate Transactions at the Columbia University School of Law and in Real Estate Development for a graduate-level course at the Columbia University School of Architecture. His articles on legal issues affecting real estate development have appeared in the *New York Law Journal*, *Shopping Centers Today* and *Real Estate Weekly* and he is a contributor to the 2nd Edition of "Landlord's Checklist of Silent Lease Issues."

Notable Work

Joint Venture: Represented a joint venture comprised of P/A Associates, LLC and Acadia Realty Trust in negotiations for and closing of a 95-year ground lease on 17 acres of property in Pelham Manor (Westchester County), New York for the development of a 260,000 square foot shopping center and an 80,000 square foot self-storage facility.

Areas of Experience

Real Estate Financing
Real Estate
Brownfields Redevelopment
Economic Development and Incentives
Environment and Natural Resources
Land Use and Development
New York Land Use and Zoning
Real Estate Acquisitions and Sales
Commercial Leasing and Development
Lease Restructuring and Workouts

Education

J.D., Columbia Law School, 1967
A.B., Rutgers University, 1964

Admissions

Bars

New York

Related Content

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Kingsbridge Associates, LLC: Represents a New York-based property management company in the development of a Target-anchored shopping center on the Bronx-Manhattan border. Supervised a team handling all retail and office leasing, the REA and development agreement with Target, construction and architectural contracts, a major transmission cable easement and access agreements with Consolidated Edison, a long-term license agreement with the Metro-North Railroad, the creation and implementing of a commercial condominium, and the construction and permanent financing for the client.

Super Stud Building Products, Inc.: Represented a New York-based industrial extrusion and pre-fab steel business in its \$80 million relocation to New Jersey. Negotiated the purchase and sale agreement, conventional acquisition financing, and a combined New Markets/ NJEDA financing with economic and tax benefits, including on-going benefit compliance work by a senior benefits project manager.

Retail and Industrial Properties: Sales of NYC properties for various clients totaling \$200 million in the aggregate in one year.

City Point: Represented JV clients (Acadia Realty Trust and Paul Travis of Washington Square Partners) in a major housing-retail-office redevelopment of the former Albee Square Mall in Brooklyn. Present work for clients includes leasing to major national tenants.

Gateway Plaza: Represented the Waldbaum family in a venture with the Pergament family in the development of Gateway Plaza in Patchogue, NY. Also completed a lease transaction with L.A. Fitness for a 40,000 sf free-standing fitness center.

Self-Storage Facilities: Represented the Slayton family and their investment partners, Northwest Mutual Life Insurance Company and Acadia Realty Trust, on the acquisition of sites for development of more than 35 self-storage facilities in New York and New Jersey, including the acquisition of existing facilities, construction and permanent financings, sales of packages of facilities, environmental due diligence, economic and tax benefits, and zoning and land use matters for the clients in NYC.

Hotel Condominium: Represented the sponsor in the sale and financing of units in a major New York City hotel condominium, including the establishment and documentation of a sponsor-originated program of unit financings.

U.S. Leasing Counsel: Represented a major multinational electronics conglomerate in its U.S. leasing activities, including a 200,000 square foot office lease in New Jersey and the construction contracts for a \$20 million fit-out, and in office, warehouse, and distribution facilities in New York City, Florida, Georgia, Illinois, New Jersey, Ohio, Pennsylvania, Texas, South Carolina, Arkansas, Washington, and California and general real estate issues at locations in the United States and Canada.

Retail Leasing: Represented the Rosenbloom family in a long-term lease with Macy's for a 115,000 square foot furniture store in Carle Place, New York.

Affiliations

- New York State Bar Association, Real Estate and Environmental Law Sections, Member

- American Bar Association, Probate and Property Section
- International Council of Shopping Centers (ICSC), Member

Honors and Distinctions

- *Super Lawyers* Magazine, 2008, 2010-2011, 2014-2018, Listed in New York for Real Estate