

People



## Bruce I. Wiener

Office Managing Partner

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vCard

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Bruce Wiener serves as managing partner of Akerman's Tallahassee office. Board Certified by The Florida Bar Board of Legal Specialization and Education in Real Estate Law, he focuses his practice on transactional real estate law, commercial lending, and land use. He represents buyers and sellers in the purchase and sale of commercial, office, multifamily, student housing, acreage, and timberland property. His lender representation includes: preparing loan documents for commercial mortgage loan transactions; preparing loan documents for construction and development projects; performing due diligence investigations with respect to collateral, including the review of title, survey, land use entitlement, leasing, and related matters; and providing general counsel services.

Bruce represents developers and other landowners with respect to the permitting and development of their property, from the initial permitting stage to the actual sale of the completed development or components thereof. This also includes assisting the developer with the creation of covenants, restrictions, and easements for the contemplated projects.

He regularly provides contract, title insurance, and closing services on behalf of developers and institutions of higher education and provides title insurance and closing services for all forms of commercial transactions, including acreage transactions. He also represents landlords and tenants in the drafting and negotiation of commercial leases.

### Notable Work

**Timberland Transactions:** Provided contract and closing services and title insurance for numerous timberland transactions totaling over 160,000 acres and approximately \$219 million in purchase price.

**Multifamily Project:** Served as local counsel, closing agent, and title agent for a multifamily developer in the acquisition of property and

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### Areas of Experience

Real Estate  
Real Estate Acquisitions and Sales  
Real Estate Financing  
Commercial Leasing and Development  
Land Use and Development  
Florida Land Use and Entitlements

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### Education

J.D., Florida State University College of Law, 1993  
B.A., Vanderbilt University, 1990, magna cum laude

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### Admissions

#### Bars

Florida

#### Courts

U.S. District Court, Northern District of Florida

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### Related Content

Bruce Wiener Provides Real Estate Planning Tips to the Funeral and Cemetery Service Industry in *American Funeral Director*  
April 24, 2025

Akerman Sponsors Florida State University 2025 Business of Healthcare Summit  
April 2, 2025

Akerman Sponsors A Supreme Evening 2025  
January 16, 2025

the construction loan for a multifamily project worth approximately \$40 million upon completion.

**Student Housing Project:** Provided comprehensive representation as local Florida counsel to the developers of a student housing project in Tallahassee. Closed the entire parcel assemblage, the construction loan, and, upon completion, the permanent refinancing transaction. Also assisted the client in closing each parcel of land and worked with the applicable lenders, surveyors, and title underwriters to complete all project transactions from start to finish.

**Build-to-Suit Commercial Projects:** Represents a commercial real estate development company in transactions involving build-to-suit commercial projects. The transactions involve the acquisition of land, including resolving title issues associated with the acquisition, working with lenders, providing title insurance, and handling the subsequent sale to purchasers of the developed project.

**Retail Transaction:** Represented Buyer in the purchase of 104,966 square foot shopping center. Work included the review of leases, drafting and obtaining tenant estoppel certificates and SNDAs, loan documentation review and negotiation, issuance of opinion letter for the benefit of the lender, review of all applicable title instruments, issuance of title insurance, and closing agent services.

**Commercial Lender:** Represented a commercial lender in the closing of a loan to fund the acquisition of a distressed loan secured by an office complex. Also assisted the commercial lender in making an additional future advance loan for project improvements upon the successful closing and acquisition, worth \$17.8 million.

**Acquisition and Construction Loan:** Represented Lender in acquisition and construction loan in excess of \$20 million for a medical office facility.

**Construction Loan:** Closed a \$9.35 million construction loan and issued the owners and the lenders title policies for a project to be utilized by the U.S. government.

**Construction Loan:** Handled closing for \$12.5 million construction loan and issued title insurance on 71,008 square foot office project while in the middle of construction.

**Construction Loan:** Represented a commercial lender on a \$7.3 million construction loan for a 40,000-square-foot office building. Provided lender representation involving loan documentation and leasing matters. Also served as closing and title agent. Since the transaction closed in the middle of construction, we handled all components of terminating the applicable Notice of Commencement and restarting the construction project.

## Affiliations

- FSU Law Racial Justice Advocacy Fund, Founder
- The Florida Bar, Member; Real Property, Probate and Trust Law, Member; Environmental and Land Use Section, Member
- Tallahassee Bar Association, Member
- The Board of Visitors of The Florida State University College of Law, Member
- Urban Land Institute, Volunteer
- Temple Israel, President

- The Governors Club, Former President
- Growth Management Committee for the City of Tallahassee Chamber of Commerce, Past Chairman and Member
- City of Tallahassee Chamber of Commerce, Former Board Member

## Honors and Distinctions

- Board Certified in Real Estate, The Florida Bar Board of Legal Specialization and Education
- *Best Lawyers*, 2023-2025, Listed in Florida for Real Estate Law
- *Best Lawyers*, 2024, Named as “Lawyer of the Year” for Real Estate Law in Tallahassee