



Trevor T. Adler Partner

Trevor Adler focuses his practice on complex leasing transactions. He has industry-leading expertise in negotiating leases, subleases, licenses, construction contracts and acquisition agreements for office, retail, co-working, non-profit and educational space in New York City and nationally on behalf of major landlords, tenants, purchasers and sellers.

Trevor has been on the forefront of advising landlords and tenants navigating the uncertain real estate market that was triggered by the onset of the COVID 19 pandemic, and his deals have been widely recognized in the press:

- *Bisnow* features 'University Signs Massive Lease In The Heart Of Times Square'
- MEAG Press Release features 'Asset manager announces five leases at 320 Park Avenue following \$40M renovation'
- *Real Estate Weekly* features 'Vornado Leases 77,000 s/f for New School at 825 Seventh'
- *The Real Deal* features 'Management consulting firm inks big lease at Minskoff's 1166 Sixth'
- *Real Estate Weekly* features 'Minskoff welcomes global fitness franchise to 51 Astor'

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Related Services

- Commercial Leasing
- New York Condominium and Cooperatives
- Real Estate

Education

J.D., Columbia Law School, 2007; Harlan Fiske Stone Scholar

M.A., The Johns Hopkins University, 2004

B.A., The Johns Hopkins University, 2004

Trevor received a *Chambers USA* ranking in 2023, and was named a 2022 "Real Estate and Development Power Player" by *AMNY Metro* and *PoliticsNY*. In 2021, he was admitted as a fellow to the American College of Real Estate Lawyers (ACREL). He was named a "Real Estate/Construction 40 Under 40" by *City & State* as well as a "One to Watch" by the *New York Real Estate Journal*, *Crain's New York Business*, *The Legal 500* and *Super Lawyers* have also all attested to his skills.

Trevor is also frequently quoted in the press, including in:

- *CNBC*, 'With the economy holding up, why is the market still so down on America's banks?'
- *Connect CRE*, 'Luxury Goods Cement Their Online Presence: Q&A with Stroock's Trevor Adler'
- *GlobeSt.*, 'Landlord Amenities to Lure Employees Back to Tenants' Offices'
- *Law360*, '3 Key Trends That Defined Real Estate In 2022'
- *Law360*, 'What The Office Sector Learned In 2022'

Trevor is the lead pro bono real estate counsel to the New York Bar Foundation, the charitable and philanthropic entity of the New York State Bar Association, whose mission is to improve access to justice and

advance the rule of law. He is also a member of the executive committee of the board of directors of Broadway Housing Communities, Inc., a nationally recognized not-for-profit developer of supportive and affordable housing in upper Manhattan.

Representative Matters

- The Durst Organization in its sale of leasehold condominium interests, and the leasing, of office space at 205 E. 42nd Street, including long-term occupancy transactions with CUNY and United Way, a lease of more than 120,000 square feet of office space, and a management agreement with Serendipity Labs.
- Empire State Realty Trust (ESRT) in the 30,000 square foot lease of three floors at 1010 Third Avenue in New York City to the NYC School Construction Authority/Dept of Education for a new public school.
- Rudin Management Company, as leasehold condominium counsel, in the long-term lease for 243,305 square feet at Three Times Square with Touro College and University System.
- Mutual of America Life Insurance Company in its sale of an interest in 320 Park Avenue in Manhattan to Munich Re Group.
- Munich Re and Mutual of America Financial Group, as landlord, in the completion of approximately 250,000 square feet of office leases at the recently repositioned office tower at 320 Park Avenue in New York City, a 766,000 square-foot LEED Gold certified property.
- Minskoff Equities in its leasing program of approximately 400,000 square feet of office, educational and retail space at 51 Astor Place, and in its leasing program at 1166 Avenue of the Americas, a 1.6 million square foot office tower.
- Vornado Realty Trust and Minskoff Equities, in the 30-year leasehold condominium interest 825 Seventh Avenue, for the long-term headquarters occupancy agreement with New Alternatives for Children (NAC), a provider for children with serious medical and mental health needs.
- Leases for Spotify's offices in Miami and Los Angeles, with Spotify being the anchor tenant of the Oasis in Wynwood tech-hub in Miami.
- Young Adult Institute Inc.'s (YAI) in its relocation of their headquarters SL Green Realty Corp.'s 220 East 42nd Street, also known as the News Building.
- YAI's International Academy of Hope (iHOPE) in its school relocation to 76,861 square feet of space at 825 Seventh Avenue in Manhattan.
- Barnard College in its long-term lease at its then recently purchased \$47.2 million building on Broadway.
- Pace University in the acquisition and restructuring of long-term ground lease condominium interests for student housing at 180 Broadway, 33 Beekman and 161 William. The three properties total over 531,000 square feet of space.
- Marymount Manhattan College on a complex 25+ year lease/lease-back and financing transaction to raise capital and refinance the debt on the College's 55th Street Residence Hall in Manhattan, the only dormitory owned by the College.

- Scholastic in office and warehouse leases, other real estate transactions across the country, and for its Tribeca headquarters.
- The New York Times in its leasing program at 620 Eighth Avenue in Manhattan.
- Visiting Nurse Service of New York, the nation's largest not-for-profit home and community health organization, in the acquisition of long-term leasehold condominium interests from SL Green Realty Corp. in a 30-year headquarters occupancy transaction for more than 300,000 square feet of office and training space at 220 E. 42nd St.
- CUNY's Hunter College in the acquisition of long-term leasehold condominium interests in a 30-year dormitory occupancy transaction at 334 East 79th Street in Manhattan.
- Community Preservation Corporation in the acquisition of long-term leasehold condominium interests from SL Green Realty Corp. in a 30-year headquarters occupancy transaction for approximately 30,000 square feet of office space at 220 E. 42nd Street.
- The ad hoc group of bank lenders in the chapter 11 proceedings for Caesars Entertainment Corporation and Caesars Entertainment Operating Company, which included negotiating the terms of the master lease agreements between affiliates of Caesars Entertainment Operating Company.
- Hudson Bay Company / Saks Fifth Avenue, as landlord, in a 30+ year lease of the former Lord & Taylor store located at 1440 Northern Boulevard in Manhasset, New York to New York University on behalf of the NYU Grossman School of Medicine. The 161,000 rsf building will be repurposed as medical offices.
- Canada Pension Plan Investment Board (CPPIB) in the 15+ year lease of the top two floors of 51 West 52nd Street, including the exclusive use of a rooftop terrace.

Honors & Awards

- *Chambers* New York, Real Estate: Mainly Dirt, Up and Coming
- *PoliticsNY*, 2022 Real Estate and Development Power Players
- *City & State*, 2021 Real Estate/Construction 40 Under 40
- *New York Real Estate Journal*, Ones to Watch 2021
- Fellow, American College of Real Estate Lawyers
- *Crain's New York Business*, Real Estate Rising Star
- *The Legal 500 United States*
- *Super Lawyers*, Rising Star
- *Super Lawyers*, Real Estate
- *Real Estate Weekly*, Rising Star

Memberships

- Board of Advisors, Commercial Lease Law Insider
- Board of Directors, Broadway Housing Communities, Inc.
- Member, New York State Bar Association
- Member, New York City Bar Association

- Life Fellow, 1st Judicial District, The New York Bar Foundation

Speeches & Events

- Panelist, "Navigating the Climate Mobilization Act: Steps to Take Today," Stroock and REBNY, July 8, 2020
- Commercial leasing presenter, Disaster Assistance Training for Small Businesses by The City Bar Justice Center's Neighborhood Entrepreneur Law Project (NELP), New York, NY, October 29, 2013
- Commercial leasing presenter, Small Business Legal Academy by the Association of Pro Bono Counsel and NELP, New York, NY, November 13, 2012
- Commercial leasing presenter, Pratt Area Community Counsel's Small Business and Marketing Workshop Series (recurring quarterly), Brooklyn, NY

Publications

- Co-author, "Department of Buildings Releases New Rulemaking Package for Local Law 97 (Climate Mobilization Act) and Local Law 88 (Lighting Upgrades and Submetering)," *Stroock Client Alert*, September 22, 2023
- Co-author, "NYC Department of Buildings Releases Proposed Rules for Climate Mobilization Act Compliance – Net Effect of Proposed Rules Is a Positive Development for NYC Building Owners," *Stroock Client Alert*, October 12, 2022
- Co-author, "Get 6 Lease Protections When Giving Tenants Expansion Options," *Commercial Lease Law Insider*, November 29, 2021
- Co-author, "New York City Department of Finance Adopts Final Rule Expanding CPACE Program," *Stroock Client Alert*, October 26, 2021
- Co-author, "DOB Releases Long-Awaited Guidance for Climate Mobilization Act Adjustment Applications," *Stroock Client Alert*, April 16, 2021
- Co-author, "NYC's C-PACE Financing Program for Energy Efficiency Retrofits is Going Live," *Stroock Client Alert*, April 7, 2021
- Co-Author, "NY City Council Passes Expansion of Climate Mobilization Act for Residential Properties," *Stroock Client Alert*, October 30, 2020
- Co-author, "What Commercial Landlords Should Know About the NY Damages Mitigation Bill," *Stroock Special Bulletin*, July 30, 2020
- Co-author, "5 Key Considerations as Climate Mobilization Act Draws Near," *Stroock Special Bulletin*, July 1, 2020
- Co-author, "'Reopening' Considerations for Funds and Asset Managers," *Stroock Special Bulletin*, June 5, 2020
- Co-author, "Timeline for Restarting NYC Development and Construction Begins to Take Shape," *Stroock Special Bulletin*, May 18, 2020
- Co-author, "Landlord Concerns for 'Reentry' – A Deeper Dive," *Stroock Special Bulletin*, May 11, 2020
- Co-author, "Some Practical Building Reentry Concerns for Landlords and Tenants," *Stroock Special Bulletin*, April 29, 2020

- Co-author, "What Cuomo's 'on PAUSE' Order Means for the Real Estate Industry," *Stroock Special Bulletin*, March 23, 2020
- Co-author, "Rent Abatements and Other Relief for COVID-19 Business Disruptions?," *Stroock Special Bulletin*, March 17, 2020
- Co-author, "COVID-19: Practical Steps for Landlords and Tenants," *Stroock Special Bulletin*, March 16, 2020
- Co-author, "The NYC Climate Mobilization Act: Examining Relief Provisions," *Stroock Special Bulletin*, March 2, 2020
- "Privacy Implications of Commercial Office Building Security Technology in the Post - 9/11 Era," *The Columbia Science and Technology Law Review*, January 29, 2007

Quoted In:

- "Landlord Amenities to Lure Employees Back to Tenants' Offices," *Globe St.*, April 21, 2023
- "3 Key Trends That Defined Real Estate In 2022," *Law360*, December 22, 2022
- "What The Office Sector Learned In 2022," *Law360*, December 21, 2022
- "Industry Pros Find Reason To Give Thanks Even As Market Takes Brutal Turn," *CoStar News*, November 22, 2022
- "Office Space Demand: Labor Driven or Not?" *Connect CRE*, September 15, 2022
- "Trying to Track Office Space Usage," *GlobeSt.*, June 23, 2022
- "The Different Flavors of Flex Office," *GlobeSt.*, February 14, 2022

Admitted To Practice

New York