



ALEXANDER M. ESTIS

MEMBER - Litigation

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Practice Areas

Commercial Lease Disputes
Administrative Proceedings, including Office of Administrative Trial and Hearings, Environmental Control Board, and the Board of Standards and Appeals
Appeals
Co-op/ Condo Disputes
Construction Disputes and Adjoining Access Issues
Landlord /Tenant Disputes, including *Yellowstone* Injunctions
Contract Disputes
Partnership and Joint Venture Disputes
Building Violation Resolution

Bar Admissions

United States District Court for the Southern District of New York, 2025
Federal Court for the Eastern District of New York, 2021
New York, 2018

Education

Brooklyn Law School

• J.D. - 2017

Honors & Activities:

• Brooklyn Law School Pro Bono Award, 2017

Muhlenberg College, Allentown, Pennsylvania

• B.A. - 2014

Alexander M. Estis joined Rosenberg & Estis, P.C. in 2017 and is a Member with the firm's Litigation Department. Estis is one of the youngest attorneys in the firm's 50-year history to be promoted to Member one year after being named as one of the youngest attorneys to be promoted to Of-Counsel.

Estis handles all matters of general commercial litigation, including landlord-tenant disputes, breach of contract, transactional disputes, real estate partnership disputes, brokerage commission actions, holdover proceedings, ejectment proceedings, owner occupancy actions, co-op/condo disputes, matters before the New York City Office of Administrative Trials and Hearings, such as the Environmental Control Board and Department of Health as well as the New York City Criminal Court. He also handles commercial leasing negotiations and preparation for landlords, commercial tenants and net lessors.

Estis is known for handling complex litigation and finding creative solutions to issues presented in litigation and for being able to complete creative settlements to solve complicated disputes for his clients.

Estis received his J.D. from Brooklyn Law School in 2017, where he was awarded the Brooklyn Law School Pro Bono Award in recognition of his outstanding dedication to Public Service at the New York State Attorney General's Office. He earned his bachelor's degree in Business Administration with a concentration in Entrepreneurial Studies from Muhlenberg College in 2014.

Prior to joining Rosenberg & Estis, Estis was a Legal Intern with the New York State Attorney General's office in its Claims Bureau.

Notable Work

- Achieved a successful Appellate Division ruling overturning Supreme Court and administrative determinations and remanding OATH violations for review on the merits in an Article 78 proceeding.
- Secured a dismissal with prejudice of a lawsuit brought by the owners of a condominium unit at 685 First Avenue against Soloviev Group, alleging the floor-to-ceiling windows in their apartment exposed them to harmful ultraviolet radiation.
- Secured a major victory for 35 West Realty Co. LLC after a New York State Supreme Court judge found that a disputed lease



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amendment produced by a kosher Midtown Manhattan deli was a forgery, voiding the lease and awarding use-and-occupancy and attorney's fees following a decade-long dispute.

- Successfully secured a \$49,500 monetary judgment and an eviction order against a former live-in superintendent at the luxury co-operative building in Manhattan's Upper East Side.
- Successfully secured a property owner's right to regain possession of a commercial unit in New York's Chelsea neighborhood where a former building superintendent was squatting after being fired from his job, resolving the case in just 4.5 months.
- Secured a major Appellate Division victory for 44-45 Broadway Leasing Co., LLC, defeating The Gap and Old Navy's appeal seeking to terminate long-term leases and avoid millions in past-due and current rent, with the court affirming \$24M in unpaid rent and awarding the landlord appellate costs. This was likely the first Appellate Division decision involving a pandemic-related rent dispute, and a significant win for commercial landlords by rejecting tenant claims that COVID closure orders excuse or defer rent and use-and-occupancy obligations.
- Secured a major victory over a corporate tenant that defaulted in the payment of rent, commencing a lawsuit, in conjunction with a motion for a Yellowstone injunction, after receiving a notice of default from the landlord.

Classes & Seminars

- Fall Alumni Panel Presented by Brooklyn Law School's Real Estate Society, October 2023