

GARY M. ROSENBERG

MEMBER - Transactions

11 Grand Central East, New York, NY 10017 grosenberg@rosenbergestis.com 212-551-8410

Martindale-Hubbell AV PREEMINENT Peer Rated for Highest Level of Professional Excellence 2026

Practice Areas

- Transactional Law
- Real Estate Leasing
- Eminent Domain
- Real Estate Development

Bar Admissions

- New York, 1975
- U.S. District Court Southern District of New York, 1976
- U.S. Court of Appeals 2nd Circuit, 1985
- U.S. Supreme Court, 1985

Education

Brooklyn Law School

- J.D. - 1974

Queens College of the City University, New York

- B.A. - 1971

Gary M. Rosenberg is the Founding Member and former Managing Member of the firm. He is presently the Chairman of the firm. Rosenberg founded the firm in 1975 upon his admittance to the bar. The firm has been primarily involved in New York Real Estate for its entire existence. During his first 15 years, Rosenberg was an active litigator and appellate attorney involved in many significant precedent setting real estate cases in the New York State Court of Appeals, having successfully voided a New York City law, Mayer v. City Rent Agency, 1978; having a New York State law declared unconstitutional, Manocherian v. State of New York, 1994; successfully sued the State for damages resulting from a regulatory constitutional taking recovering over $5,000,000 in damages, 520 E. 81st Street Associates v. State of New York, 2002.

Since 1990, Rosenberg has been involved in a number of the largest and most complex developments in New York. From 1992 through 1998, Rosenberg worked on the development of the Conde Nast Building at 4 Times Square. Rosenberg led the acquisition of the site and the $420m construction loan, while working on the Conde Nast Lease (800,000 sq ft) and the Skadden Arps Lease (770,000 sq ft). In addition, he was intimately involved in the development of the project and led the permanent financing of $620m. From 2002 to 2008, Rosenberg led the site assemblage and acquisition for the Bank of America Tower at One Bryant Park. He negotiated the Joint Venture between Bank of America and the Durst Organization, assisted in the lease negotiations with Bank of America (1,500,000 sq ft), led the construction financing team ($650m of liberty bonds and $250m of taxable financing) and led the permanent loan of $1.3 billion (consisting of $650m of liberty bonds and $650m of taxable loans). In 2011, Rosenberg led the negotiations of the Joint Venture, on behalf of the Durst Organization with the Port Authority of New York and New Jersey, including the negotiation of the lease of the Broadcast Facility at 1 World Trade Center. Rosenberg is presently active in the financing and development of over $1.1 billion of new construction.

Notable Work

- 520 E. 81st Street Associates v. State of New York, 99 N.Y.2d 43, 750 N.Y.S.2d 833 (2002)
- Manocherian v. State of New York, 84 N.Y.2d 385, 618 N.Y.S.2d 857 (1994)
- Mayer v. City Rent Agency, 46 N.Y.2d 139, 412 N.Y.S.2d 867 (1978)

GARY M. ROSENBERG

Published Works

- “Rent Stabilization Association Digest,” RSA, New York, 1983
- “A Complete Guide to Subletting and Assignments,” CHIP New York, 1982

Professional Associations

- New York City Bar Association, Member, Housing and Urban Development Committee, 1981 - 1984
- New York State Bar Association, Member
- American Bar Association, Member
- New York County Lawyers Association, Member, Appellate Court Committee, 1991 - 1996
- New York County Lawyers Association, Member, Supreme Court Committee, 1993 - 1996

Honors & Awards

- New York Super Lawyers, 2006 - Present

R&E | 11 Grand Central East,
New York, NY 10017
www.rosenbergestis.com