

# David J. Rabinowitz

*Director*

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David Rabinowitz is a real estate lawyer focusing on real estate development, leasing, acquisitions and dispositions. With more than 35 years of experience, David represents property owners and tenants with complex leases involving office, retail, industrial, and mixed-use properties. He negotiates commercial real estate leases of all kinds, including full-floor and multi-floor leases for tenant headquarters, leases (domestic and foreign) flagship stores, restaurant leases, and ground leases. David also counsels developers and owners in acquisitions and dispositions (one-off and portfolio transactions), as well as commercial development, and finance matters.

David's widespread experience serving the retail industry prompts *Chambers USA* to laud him as New York retail's "key contact." He frequently represents non-U.S. retailers with their expansions into North America. He also counsels all kinds of retailers and owners in connection with the acquisition, sale and leasing of retail and mixed-use properties, lease restructurings, condominium developments (retail and mixed-use), the acquisition and sale of real estate assets (fee estates and leasehold interests in retail properties) out of bankruptcy, and counseling clients on lease issues (such as exclusives, radius restrictions, assignment/subletting and "going dark") in anticipation of and during a lease dispute. His retail clients include some of the nation's largest "big box" retailers and shopping center developers. David is one of the first American lawyers to become an annual participant in MAPIC, a well-recognized, annual international retail property trade show in Cannes, France.

A leader within the firm, David served Goulston & Storrs in leadership roles, including as Co-Chair of the firm's Retail, Restaurant & Consumer Group and as a member of the firm's Executive Committee.

## **Accolades**

- Lexology Index Thought Leader 2024
- Lawdragon 500 Leading Global Real Estate Lawyers, 2024
- *Best Lawyers in America*® (2006-2020, 2022-2025): Real Estate Law

- Recognized by *Chambers USA: Guide to Leading Business Lawyers* in the area of real estate law
- Martindale Hubbell Peer Review Rated AV Preeminent™
- New York Metro Super Lawyers, 2005-2011, 2013-2024
- *Who's Who Legal*, Global Leader, Real Estate, 2022
- *Who's Who Legal*, Thought Leader, USA, Real Estate, 2025
- Named by *The Best Lawyers in America* in the area of real estate law

### **Affiliations**

- Chair of the 2021 ICSC Law Conference
- Chair of 2019 ICSC New York Deal Making Conference
- Member, U.S. Law Conference Program Committee, International Council of Shopping Centers (ICSC)
- Member, New York Deal Making Conference Program Committee, International Council of Shopping Centers (ICSC)
- Member, American College of Real Estate Lawyers (ACREL)
- Member, Urban Land Institute
- Member, Real Estate Board of New York

### **Admissions**

- New York
- New Jersey
- District of Columbia

### **Education**

- Washington College of Law, American University (J.D., 1983)
- Rutgers College (B.A., *with distinction*, 1979)
  - Phi Beta Kappa

## **Representative Matters**

### **International Retail Client Acquisition and Leasing Matters**

Over the course of decades, representation of a global retailer in connection with the acquisition and ground leasing of hundreds of properties throughout the United States, including its first store in Manhattan, Washington, D.C. and Maine, a ground lease of a former department store anchor's parcel abutting an enclosed mall in California, the acquisition of land in two redevelopment projects in the northeast, the acquisition of 400 acres of land in the northeast for the development of a distribution/logistics campus, the sale of an existing facility in Florida, a ground sublease for a new facility in a new mixed-use project on 200 acres in Florida, and the acquisition of 85 acres of land for the development of a 300,000 square-foot distribution facility in Maryland.

**Publicly Traded REIT**

Representation of a publicly traded REIT in connection with the acquisition of 10 buildings in NYC, primarily retail in nature, and joint venture agreements for properties in Washington, DC and Dallas, Texas.

**Publicly Traded REIT**

Representation of a publicly traded REIT in connection with the de-malling and redevelopment of an older mall located on Long Island, New York.

**Global Art Gallery**

Representation of a global art gallery based in Zurich and London in connection with its real estate in the United States, including the leasing of space for its art galleries.

**Global Intergovernmental Organization**

Representation of a global intergovernmental organization in connection with its headquarters offices lease consisting of approximately 250,000 square feet in a Manhattan office building.

**30,000 sq. ft. Lease in a Manhattan Office Building**

Representation of a major law firm in the leasing of a full floor (approximately 30,000 sq. ft.) in a Manhattan office building.

**Preparation of a Credit Tenant/Financeable Ground Lease**

Representation of a major developer in the preparation of a credit tenant/financeable ground lease to be used at various properties throughout its US portfolio.

**Mixed-Use Leasing for North America's Largest Publicly Traded Owner and Operator of Open-Air Shopping Centers**

Representation of North America's largest publicly traded owner and operator of open-air shopping centers in connection with leasing of the 1 million square-foot retail component of a mixed-use project being developed on 100 acres in Florida.

**Real Estate Opportunity Fund**

Representation of an Atlanta based retail developer in connection with the formation of its first real estate opportunity fund for the acquisition, development and operation of retail or retail-related properties throughout the United States.

**Nationwide Retail Rollouts**

Representation of a wide range of retailers in connection with their retail rollouts across the country.

**Foreign Retailers**

Representation of a wide range of foreign retailers and hospitality companies in connection with their entry into, and expansion in, the United States.

**Mall Acquisitions in Southeast**

Representation of a real estate developer in connection with the acquisition of 16 malls located in the Southeast.