



## Matthew J. Zangwill

### PARTNER

#### Contact

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#### Practice Group

Real Estate

#### Bar Admission

New York

**Matthew is a seasoned transactional real estate law practitioner who understands that meeting client expectations is a critical component to a successful transaction. His two decades of experience have equipped him not only with the practical knowledge to negotiate a winning transaction but with the good judgment needed to meet client expectations.**

### Experience

Matthew Zangwill's practice centers on real estate transactions, including the acquisition, sale, development, and financing of buildings, shopping centers, multi-family residential complexes, industrial facilities, self-storage facilities, and retail sites throughout the country.

With extensive experience in the real estate finance space, Matthew negotiates and closes commercial mortgage loans, building construction loans, mezzanine loans, private equity financing, and bridge loans. His work on behalf of borrowers and lenders involves negotiating complex loan documents including guaranties, mortgages, building loan agreements, and ISDA master agreements as well as complex title issues.

Matthew's real estate practice also covers transactions involving the many Industrial Development Agencies operating in the state of New York, affordable housing developments, tax-deferred exchanges, ground lease transactions including financing ground lease positions, defeasance transactions, net-zero bond leasing, condominium conversions, offering plan preparation and no-action applications, purchase options, and architect's and construction agreements. A significant portion of Matthew's real estate practice is dedicated to representing both landlords and tenants in connection with leasing and subleasing of retail, office, medical and industrial spaces.

Matthew navigates the various challenges facing not-for-profit corporations and religious institutions seeking to buy, sell, or mortgage real property and he assists those seeking to create not-for-profit corporations, obtaining tax-exempt recognition, and ensuring legal compliance.

Matthew served as a contributor to the "Ask Real Estate" section of *The New York Times*, which answered readers' real estate questions.

#### Published Articles

"Subleasing basics: Protecting the unwary subtenant's interests in its premises"

“NYS Increases Taxes on Real Property Transactions”

“A Roommate Dies; Must His Estate Pay the Rent?”

#### Court Admissions

U.S. District Court for the Eastern District of New York

#### Bar Affiliations

Nassau County Bar Association

New York State Bar Association

#### Education

Touro University Jacob D. Fuchsberg Law Center, J.D.

Binghamton University, B.A.

#### Involvement

An advocate for small business, Matthew serves as legal counsel for the Nassau Council of Chambers of Commerce, Inc. – the umbrella organization advocating for the interests of over 40 local Chambers of Commerce in Nassau County and their member businesses.

#### Accolades

From 2015 to 2020, Matthew was recognized as a Super Lawyers Rising Star. In recognition of his contributions, *Long Island Business News* included him in its 40 Under 40 list. He was named to the *Who’s Who in Real Property Law* list and selected to *Long Island Business News’ 2021 Power 25 Lawyer List*.