



## → Peter G. Koffler

**Partner**  
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Peter Koffler is a partner in the firm's New York Office and is Leader of the New York Real Estate, Energy, Land Use & Environmental Practice Group.

### Areas of Practice

Peter has a broad-based transactional real estate practice, and works on complex, often high-profile matters in New York City and nationally. With over 30 years of experience, Peter focuses his practice on all areas of commercial real estate, including acquisitions, sales, recapitalizations, leasing, sale/leasebacks, construction/development, air rights transfers, and financing. Asset classes typically include commercial/office, multifamily, retail, hospitality, self-storage, and mixed use.

Peter also has extensive experience, over several business cycles, in distressed market transactions, including loan restructures and workouts, discounted payoff transactions, joint venture modifications, recapitalizations, and deed-in-lieu transactions.

His clients include domestic and foreign commercial developers, owners and operators, as well as several commercial users with significant real estate holdings, including insurance companies, luxury brands, healthcare providers, mining companies, and pension funds.

Peter also works extensively with the structuring and negotiating complex multi-tier joint ventures, representing the developer/operator partners, capital partners and/or preferred equity holders.

### Honors

New York Super Lawyer, *Super Lawyers*, 2008-2025

Recommended Lawyer, Real Estate, *The Legal 500*, 2013-2019, 2021, 2024-2025

AV® Rated by Martindale-Hubbell

Referee – Disciplinary Matters - Supreme Court of the State of New York, Appellate Division, First Department

### Experience

#### ***Representative Transactions***

**Commercial/Office:**

- Sale of headquarters building in Manhattan for \$330 million, including a leaseback component, for health insurer.
- Sale of headquarters building in Manhattan for \$510 million, including a leaseback component, for major international auction house.
- Sale of headquarters building in Manhattan for redevelopment, including a temporary leaseback component, for commercial bank.
- 8-building sale-leaseback transaction for a portfolio located in Manhattan, Brooklyn, Staten Island and Suffolk, for healthcare organization.
- Acquisition of Manhattan headquarters tower, and subsequent financing of nearly \$500 million, including fee and leasehold condominium structure, for international auction house.

## **Multifamily:**

- \$380 million sale of Intrata Nomad - 10 East 29<sup>th</sup> Street, New York, New York.
- \$321+ million acquisition of 3333 Broadway, New York, New York.
- \$420+ million acquisition the Cherry Street apartment complex, in lower Manhattan.
- Modification of \$200+ million senior/junior loans on 35-building portfolio, comprised of 35 separate borrowers and 70 individual loans for New York City multifamily investment fund.
- *Portfolio transactions, including:*
  - Sale of 34-building multifamily portfolio, located in Bronx, for \$192.5 million.
  - \$280 million recapitalization of 15-building multifamily portfolio located in Manhattan, Bronx and Westchester.
  - Acquisition of 12-building portfolio located in Manhattan and the Bronx.
  - Acquisition of 11-building portfolio located in Brooklyn.
  - Acquisition of 9-building portfolio located in Brooklyn.
  - Sale of over 30 buildings in 2-7 asset portfolio transactions, located in Manhattan, Bronx and Brooklyn.

## **Retail and Hospitality:**

- \$900 million+ recapitalization of 717 Fifth Avenue, New York, New York commercial/retail condominium, in transaction between Kering Americas and Ardian.
- \$963 million acquisition of 717 Fifth Avenue commercial/retail condominium for Kering Americas.
- \$100 million acquisition of the Breuer Museum in New York City for Sotheby's.
- Sale of the historic Hotel Elysée in New York City.
- Acquisition and disposition of over a dozen hotels throughout the United States for a Canadian hotel owner/operator.
- Acquisition for \$1 billion-plus of a national retail chain, including 51 separate store locations, comprising both owned and leased facilities.

## **Industrial, Self-Storage, Other:**

- \$3.2 billion acquisition of Manhattan Mini Storage, LLC, which included 19 owned, and 15 leased locations throughout New York City.

- Assemblage and disposition of 37+ acre assemblage site in Maspeth, NY in a series of multiple transactions, with a significant environmental component.
- \$395 million loan restructure/refinance of hi-rise new luxury condominium building in lower Manhattan.
- Sale of 100+ acre warehouse site in Carteret, NJ, with a significant environmental component.
- \$137 million financing facility for development of two biodiesel production facilities in Texas.
- \$1 billion-plus joint venture transaction relating to the acquisition and development of a large-scale mixed-use project located in central Washington, DC.

## Articles

- Sheppard Mullin Lures Seven-Attorney Real Estate Group from Venable  
*Globe St.*, 10.29.2018

### Real Estate, Land Use & Environmental Law Blog

- "The New York City Council Sets its Sights on Non-Profit Housing Ownership," February 28, 2023
- "A Streamlined Process: Expedited Temporary Outdoor Dining Permits For NYC Restaurants," June 16, 2020
- "Rethinking Sanitation: NYC Proposes Rule Affecting Large Residential Buildings," June 11, 2020

## Media Mentions

3 Firms Lead Brookfield's \$321M Harlem Apartment Complex Sale  
*Law360*, 01.08.2025

Fried Frank, Sheppard Mullin Wrap \$100M Art Museum Sale  
*Law360*, 11.12.2024

Global Holdings Acquires Instrata Nomad for \$380M  
*Commercial Observer*, 02.20.2020

7 Real Estate Lawyers Decamp Venable For Sheppard Mullin  
*Law360*, 10.30.2018

Venable Group Joins Sheppard Mullin, Bringing 'East Coast Real Estate Credentials'  
Sheppard Mullin, which had only one real estate partner in Manhattan, has brought on a seven-lawyer group from Venable in New York, including the former head of the practice there.  
*New York Law Journal*, 10.29.2018

## Events

NYC Zoning & Land Use Opportunities in a Distressed Market Webinar  
Complimentary Webinar, 05.14.2020

## Podcasts & Webinars

NYC Zoning & Land Use Opportunities in a Distressed Market Webinar  
05.14.2020

## Practices

Real Estate, Energy, Land Use & Environmental  
Real Estate Acquisitions and Dispositions  
Commercial Leasing  
Construction  
Distressed Real Estate Loan Workouts and Enforcement  
Real Estate Portfolio Transactions

## Industries

Artificial Intelligence  
Cannabis  
Construction  
Hospitality  
Multifamily Housing  
Retail, Fashion & Beauty

## Education

J.D., Georgetown University Law Center, 1988  
B.A., Boston University, 1985, *magna cum laude*

## Admissions

New York