



Kenneth L. Sankin

Partner

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Ken Sankin is the Chair of the Firm's Real Estate group and has more than 39 years of experience in real estate law. His practice blends the traditional areas of financing, leasing, acquisition, workouts, and construction and development of commercial and residential properties, with such areas as cooperative and condominium offerings, limited liability companies and joint ventures.

Mr. Sankin has extensive experience representing both landlords and tenants in connection with the leasing of office, retail and warehouse space. His representation of both lenders and borrowers in all types of financing transactions has given him a well-balanced perspective of the needs and requirements of both. A substantial amount of his time is devoted to the representation of tax-exempt organizations. In recognition of his work, he was named to *Who's Who Legal: Real Estate 2017*, *Perspective New York's* Top Real Estate Attorneys list and Euromoney's Guide to the World's Leading Real Estate Lawyers.

Representative Matters

Represented The Silberman Fund (an affiliate of The New York Community Trust), in a complicated four-party transaction that included the sale of a property on East 79th Street that housed the Hunter School of Social Work, and was owned by The Silberman Fund. We worked with our client and the City University of New York to acquire a new home in East Harlem for the Hunter School of Social Work and build a state of the art facility. The transaction was honored by the Real Estate Board of New York as the "Most Ingenious Deal of the Year."

Represented the American Folk Art Museum in the sale of its air rights above the museum building on West 53rd Street and the ultimate sale of the building and the payoff of its bonds relating to the original construction of the building.

Represents many not for profit entities in connection with their real estate needs, including sale of real estate assets, sale of air rights, and leasing of office, retail, and warehousing space.

Represents owners and developers in the negotiation of sophisticated construction agreements with contractors, construction managers, architects, and engineers.

Represents privately held ownership groups in the acquisition, development, leasing, and financing of numerous office buildings in the New York metropolitan area.

Represents developers in the acquisition, development, and/or conversions of various real estate projects to condominium or cooperative ownership.

Patterson Belknap

Represents office and retail tenants in sophisticated leasing transactions in the New York metropolitan area as well as nationwide.

Represents borrowers in various sophisticated real estate financings.

Education

- New York University School of Law (J.D., 1978)
- University of Rochester (B.A., *cum laude*, 1975)

Admissions

- New York

Professional Activities

MEMBERSHIPS: American Bar Association (Real Property, Probate and Trust Committee and the Forum on the Construction Industry); New York State Bar Association (Real Property Section, Construction Law, Real Estate Finance and Cooperative and Condominium Subcommittees); Member, Association of the Bar of the City of New York.

HONORS: Recognized in *Who's Who Legal: Real Estate* 2017; Named in *Super Lawyers* in the area of Real Estate (2006-2017); Honored for work on pro bono matters by MFY Legal Services, Inc. (2010 and 2013) and Legal Services NYC (2009, 2010 and 2011); Named to *Perspective New York's* Top Real Estate Attorneys list (2008) and to *Euromoney's* Guide to the World's Leading Real Estate Lawyers (2012, 2013, 2014 and 2015).

SPEAKING ENGAGEMENTS: Presenter, "Hot Practice Areas: Investment Funds, Employment, Matrimonial, Real Estate," New York City Bar Association Event (May 26, 2016); Lecturer, The Construction Superconference (regarding construction contracts); Lecturer, Association of the Bar of the City of New York (on the acquisition and disposition of commercial real estate).