



Matthew Leeds is a Partner in the Real Estate Transactions and Cooperatives and Condominiums Practices at Ganfer Shore Leeds & Zauderer.

Mr. Leeds has been ahead of the curve of developments in real estate law in New York City for more than three decades. He handles all manner of sophisticated real estate transactions involving development, construction, ownership, and financing of commercial, residential and mixed-use properties, and commercial condominiums. Mr. Leeds' experience representing New York City real estate developers has led him to concentrate on cooperatives and condominiums, quickly becoming a recognized authority in all aspects of cooperative and condominium law.

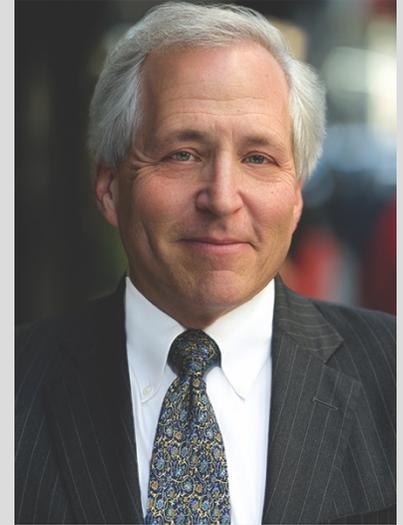
Mr. Leeds frequently represents purchasers, sellers, and owners of significant commercial properties and exclusive residential properties in conventional and leasehold cooperatives and condominiums. He represents investors in "unsold shares" and "unsold units," including analysis, acquisition, offering, and disposition. As counsel to condominium associations and cooperative apartment corporations, he advises on all aspects of their operation and management, including contracting and corporate governance.

Mr. Leeds also represents developers and sponsors of offering plans. He counsels major lenders in construction loans for the development of new construction condominiums and in the conversion of existing rental properties to the condominium form of ownership. He works with private commercial real estate owners, hospitality companies, major retailers, medical centers, and nonprofit entities on the conversions of existing commercial properties to commercial condominiums, and on the creation of commercial leasehold condominiums.

Top-tier law firms, public REITS, and major real estate owners and developers retain Mr. Leeds as special counsel for condominium issues when real estate transactions or litigation include a significant condominium component. Due to his deep knowledge and extensive niche experience, he is the go-to lawyer in New York for incorporating condominiums within large-scale, multi-component global development projects. With particular finesse and skill, Mr. Leeds creates unique structures to maximize flexibility and project value, optimize developer control, provide for the best operational environment and protect against sponsor liability issues.

Highly respected in his areas of practice, Mr. Leeds has held leadership positions with the New York State Bar Association, including Chair of the Real Property Section and Co-Chair of that Section's Condominiums and Cooperatives Committee. He speaks and writes on real estate subjects and teaches law students as an adjunct professor at Fordham Law School.

Mr. Leeds began his career in the New York Attorney General's office, assigned to the Condominiums and Cooperatives Division.



Practice Areas

- Real Estate Transactions
- Cooperatives and Condominiums

Education

- New York University School of Law (LL.M., 1983)
- State University of New York at Buffalo Faculty of Law and Jurisprudence (J.D., 1977)
- New York University (University College) (A.B., 1974)



Representative Cases

- Represented a leasehold cooperative apartment building in the acquisition of fee title to the property
- Represented the owner of the commercial unit (independent of the sponsor) in a large new construction mixed-use property in the division and sale of its commercial space to purchasers
- Counseled "twin" luxury cooperative apartment corporations established on a "fee above a plane" over a six-story commercial structure
- Represent government agencies and others in connection with programs providing for "affordable housing" within new construction condominiums
- Condominium counsel to the "Master Board" of an iconic landmark hotel-residential development in midtown Manhattan
- Represented of a condominium association after the "turnover" of control to independent unit owners in disputes with the original sponsor over construction and mismanagement
- Represent cooperative apartment corporations in dealing with disruptive individual owners, including termination and ejection in litigated terminations based on "objectionable conduct"
- New York

Admissions

- New York

Memberships

- Member, Executive Committee and former Chair, New York State Bar Association (NYSBA) Real Property Section
- Former Co-Chair, NYSBA Real Property Section Condominiums and Cooperatives Committee
- Fellow, American College of Real Estate Lawyers, elected 1999