



Lindsay A. Miller

Member

New York

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Lindsay's practice focuses on a variety of commercial real estate transactions, with a particular emphasis on financing. She has represented nationally recognized banks, real estate investment trusts, and real estate funds. Additionally, Lindsay has experience with securitized conduit lending programs, construction lending, acquisitions, dispositions, and office and retail leasing.

Lindsay represents clients nationwide, and handles transactions ranging in value from a few million dollars to hundreds of millions. Her larger scale matters have included assisting in the representation of an institutional lender in connection with restructuring a \$300 million syndicated construction loan secured by a Marriott hotel and a PGA golf course in San Antonio. Another example of the types of matters Lindsay handles involved the representation of a health care company in the acquisition of five properties for a total purchase price of \$55 million.

She also has substantial experience with construction lending in New York City. For example, she has represented a fund in connection with the development of luxury condominiums and townhomes in Manhattan and in connection with the renovation of an office building in Queens.

Lindsay received her bachelor's degree from Emory University and earned her law degree from the Benjamin N. Cardozo School of Law, *cum laude*, with a concentration in commercial law.

Experience

Represented Safehold, Inc. in a sale leaseback of VF Corp.'s headquarters in Denver, home to VF's leadership team and six major outdoor brands, including The North Face, JanSport, Smartwool, Icebreaker, Altra, and Eagle Creek. To complete this project, the team negotiated a 99-year leaseback agreement, acquisition financing, and bridge financing. The final sale set a new record in price per square foot for office space in downtown Denver.

Represented the General Electric Pension Trust and its investment advisor, State Street Global Advisors, in negotiating and closing joint venture, development, and financing transactions with respect to the development of an approximately \$58 million multi-family project to be constructed in Maple Grove, Minn. The representation included negotiating a developer's agreement and a site improvement agreement with the city, and negotiating a unique agreement with a non-borrower entity that provided a partial source of the funds for certain off-site infrastructure.

Represented Safehold, Inc., a publicly traded corporation that originates real property acquisition and ground lease transactions, in connection with a complicated and highly structured parcel assemblage, acquisition of parcels (from multiple third parties), and creation of a ground leasehold estate for The Hunter Apartments, a new, ground-up multifamily development in Colorado Springs, Colo. The \$89.96 million transaction required innovative structures to balance the ground lessee's and leasehold lender's different interests.

Represented institutional lender in connection with a \$278 million multi-phase condominium construction loan in Flushing, N.Y.

Represented institutional lenders and real estate investment trusts in connection with fixed and floating

Practice Areas

- Distressed Real Estate
- Real Estate
- Real Estate Finance

Education

- Benjamin N. Cardozo School of Law, Yeshiva University, J.D., 2012
- Emory University, B.A., 2009

Bar Admissions

- New Jersey
- New York

Awards & Honors

- Women of Influence, GlobeSt., 2023

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rate securitized conduit lending programs.

Served as lender's counsel in connection with the origination of a \$75 million mortgage loan secured by approximately 600,000 sq. ft. of Class A office and amenity space within a mixed-use development in Delaware County, Pa.

Represented a publicly traded real estate investment trust in connection with several multiproperty UPREIT transactions, ranging from \$30 million to \$100 million.

Represented Greenpoint Manufacturing and Design Center Local Development Corporation in the acquisition, development, and financing of an 85,000 sq. ft. manufacturing facility in Queens, N.Y. The cost of the acquisition and development of the Ozone Park project is an estimated \$40 million. The project was financed through several incentive programs, including New Markets Tax Credit financing, Historic Tax Credit financing, grant funds from New York City's Economic Development Corporation, grant funds from the State of New York, Industrial Development Agency tax benefits through a PILOT program, and bridge financing through the New York City Partnership Foundation.

Represented a real estate development and management company located in Southeastern Pennsylvania in multiple financing transactions in New Jersey and Pennsylvania, including one for the construction and development of a residential complex of more than 400 units that will transform the client's existing shopping center in Exton, Pa., into a first-class, multi-use project.

Represented Rubenstein Properties Fund III, L.P. in connection with its acquisition of eight office buildings in the Indianapolis area for a total purchase price of \$162.9 million. In addition to negotiating the purchase agreement, obtained acquisition financing with future advances for the potential development of an amenities site on the property, and negotiated and finalized a joint venture with Strategic Capital Partners.

Represented Rubenstein Partners, L.P., in connection with its acquisition of a 1.6 million sq. ft. office park complex in Atlanta for \$265 million. The Class A property, Sanctuary Park, includes nine mid-rise buildings on 152 acres. In addition to handling the acquisition loan, the firm also negotiated and finalized a related joint venture agreement.