

Barbara B. Brown

Partner



contact

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My clients appreciate my diligence, follow-up, and responsiveness. They like that I'm able to draft documents in a way that protects their interests but also gets the deal done. The emphasis I place on listening and understanding the needs of all parties to a transaction leads to quicker, better resolutions. I truly enjoy helping people, finding creative solutions to problems, and reaching agreements that address the needs of both parties.

In her highly regarded commercial real estate practice, Barbara Brown centers her practice on space and ground leases of office and retail properties, both on behalf of landlords and tenants, as well as acquisitions and sales of commercial properties. With a New York City focus, she primarily handles issues arising in the metropolitan area.

Over the course of her career, Barbara has also advised clients in negotiating construction and architect's contracts, financings, and numerous other types of agreements. She represents private entities of all sizes, from publicly traded companies to closely held corporations, as well as numerous tax-exempt organizations.

Zeroing in on her clients' immediate concerns while also looking down the road, Barbara makes deals based on terms that work both at the moment and in the long run. Her great attention to detail and stellar document drafting skills reinforce her ability to identify and prevent potential pitfalls and further the objectives of those she represents.

Barbara's experience advising both landlords and tenants, as well as purchasers and sellers, informs and enriches her practice. She believes it's crucial to thoroughly understand the points of view of the other parties. This broad perspective facilitates her ability to reach workable solutions that satisfy both sides. As a practical, collegial, goal-oriented attorney, Barbara strives to be a deal-maker instead of a deal-breaker.

Experience

- **Dormitory Authority of the State of New York:** Representation of Dormitory Authority in ground lease in connection with the construction of new FDA laboratory for the Eastern region.
- **Dormitory Authority of the State of New York:** Acquisition of condominium unit in the former Altman building for use as the Graduate Center of the City University of New York.
- **Midtown Office Building Owner:** Representation of Landlord in numerous leases, including leases for various restaurants in Midtown Manhattan.
- **Health Care Entity:** Acquisition of facility for use as a medical facility and related financing with the New York City Industrial Development Agency.
- **Foreign Investment Group:** Bulk sale of unsold condominium units.
- **Medical Research Foundation:** Negotiation of lease for the Institute's headquarters.
- **Religious Institution:** Representation of Landlord in numerous leases aggregating several hundred thousand square feet of space to various and retail tenants.
- **Publicly-Traded Financial Institution:** Representation of Tenant in connection with its lease of three floors in Newport Office Center.
- **Private Investor:** Purchase and renovation of multi-story office building.
- **Roosevelt Island Operating Corporation:** Represent Landlord in ground lease involving adaptive re-use of historic structure in connection with construction of a 500-unit residential development.
- **Roosevelt Island Operating Corporation:** Represent Landlord in ground lease of property used for construction of building with 340 units of affordable housing.

Outside the Office

My husband and I love spending time with our family, as well as traveling. Other times, you may find me practicing yoga or doing creative activities such as gardening, cooking, baking, or sewing.

Publications

- [Business Interruption Insurance and Rental Value Insurance: Issues Concerning Coverage for Rent Loss Due to COVID-19](#), April 27, 2020
- [COVID-19 and Commercial Leases](#), March 31, 2020
- [Real Estate Transfer Taxes: Tax Rates Generally Applicable to New York City Real Estate Transactions](#), October 19, 2019
- [Mansion Tax and Transfer Tax Update](#), April 9, 2019

Practices

Real Estate
Tax-Exempt Organizations Real Estate
Construction

Admissions

Bar Admissions

New York

Court Admissions

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

Affiliations

Member, New York State Bar Association

Member, The Association of the Bar of the City of New York

Education

New York University School of Law (JD, 1979)

The City University of New York, Queens College (BA, *summa cum laude*, 1976)

- Phi Beta Kappa

Awards/Honors

The Best Lawyers in America®, 2021-2025

New York's Top 100 Real Estate Attorneys' in *Development New York*, 2005 and 2009

Super Lawyers®, 2007, 2023