

Ronald B. Kremnitzer

Partner



New York, NY



rkremnitzer@pryorcashman.com



212.326.0842



Known as one of New York City's most skilled deal-making attorneys, partner Ronald Kremnitzer is a force in the world of real estate. As a member of Pryor Cashman's Real Estate Group and co-chair of the Restaurant, Food + Beverage Group, Ron has helped shape the city's real estate arena by striking impressive deals for his clients.

Providing Practical, Business-Focused Counsel

Whether negotiating the sale of a commercial property, structuring financing agreements, assisting restaurateurs, helping owners in condominium conversions, or evaluating a complex lease agreement, Ron delivers forward-thinking counsel with an eye on the bottom line. Working with property owners, developers, and tenants, he identifies the issues that matter most to them and delivers customized business-focused strategies. Ron's practice involves diverse areas of real estate, including:

- Property acquisitions and sales (multi-family, office, commercial, hotel, shopping center, retail and vacant land)
- Restaurants, specialty food stores, and food + beverage sector
- Commercial, residential, and ground leases (both landlord and tenant representation)
- Cooperatives and condominiums, including conversions
- Conventional mortgage loans, equity participations, and other secured and unsecured financing arrangements
- Partnerships and joint ventures

Closing Major Deals Throughout New York City

Ron structures and closes important deals that enable his clients to make their mark across Manhattan and the surrounding boroughs. Representing Lenwich Holding LLC for more than 30 years, Ron handles all lease transactions for the venerable New York deli (Lenwich). He has played a critical role in its expansion from one deli to 14 locations across Manhattan.

Among Ron's many accomplishments are representing:

- A major owner of residential NYC properties, including acquisitions, financing, and conversions to condominium ownership, including the acquisition of 100 Manhattan multi-family properties in a single day
- Major Food Group in leases for numerous restaurants, including The Grill, The Pool, Carbone, Dirty French, Sadelle's, and Santina, among others

- Eataly in a 44,000-square-foot lease for their Italian food/wine marketplace and rooftop beer garden on Fifth Avenue in the Flatiron District
- Cedric Vongerichten in a restaurant lease in Manhattan's NoLiTa neighborhood
- The landlord on a long-term net lease to Porsche Cars North America for its New York automotive showroom and service center
- Gucci America, Inc. in its sale of a Manhattan office building for over \$460 million

Ron is the author of several articles with the New York Law Journal and other publications on real estate topics, including allocating shares in cooperatives under the Internal Revenue Code, taxation on interest on real estate and other escrow accounts, and the "possession as notice" doctrine. He has also been a speaker at seminars and bar association programs involving condominiums, cooperatives, residential real estate, and various cutting-edge real estate issues.

Services

- Leasing
- Real Estate Sales + Acquisitions
- Real Estate Litigation
- Real Estate Development
- Residential Real Estate
- Real Estate
- Restaurant, Food + Beverage

Education

- Syracuse University College of Law (J.D. and Certificate of International Legal Studies, 1977)
- Syracuse University (B.A., 1973)

Recognition

- Named a leading attorney in Real Estate law by *Best Lawyers in America* (2010-26)
- Named to the *Super Lawyers - New York Metro* list in Real Estate law (2008-24)
- Named among "The 5 Best Real Estate Lawyers in Manhattan" by Investopedia (2016)
- Named to the *Super Lawyers - New York Metro* "Top 100" list (2011)
- Named an "Industry Leader" by *Real Estate Weekly* (2010)

Admissions

- New York, 1978

Professional Affiliations

- New York State Bar Association, Real Property Law Section, Committee on Cooperatives and Condominiums; Committee on Commercial Leasing; former chair, Committee on Foreign Investment in U.S. Real Estate, International Law Section

Languages

- German