

Partner, New York

Real Estate



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## Education

J.D., New York Law School, 1996  
(*cum laude*, Editor in Chief, *New York Law School Law Review*)

B.A., New York University, 1991

## Bar Admissions

New York

Marco Caffuzzi is the head of Skadden's New York Real Estate practice. He advises on a broad range of real estate matters, including acquisitions and dispositions, development projects, joint ventures, leasing, infrastructure projects and all types of real estate-based financings and loan restructurings.

## Financing

Mr. Caffuzzi regularly advises clients in connection with financing transactions (on both the lender and borrower sides), loan workouts and restructurings, as well as the purchases and sales of existing mortgage and mezzanine loans. Examples of his lender representations include:

- **JP Morgan Chase Bank, N.A.** in connection with numerous loan transactions, including the \$1.195 billion senior loan and \$475 million mezzanine loan originated for the development of the America Dream Mall in New Jersey
- **Silverstein Capital Partners** in connection with a mezzanine construction loan for a mixed-use project in Downtown Brooklyn
- a senior loan for a condominium development in Brooklyn Heights, New York and a construction loan for a project in Seattle, Washington
- **Safehold, Inc.** in connection with numerous "ground lease" style financings

On the borrower side, Mr. Caffuzzi has represented:

- **Silverstein Properties** in connection with numerous mortgage and mezzanine financings, including the Liberty Bond issuances for Towers 3, 4 and 7 at the World Trade Center in a unique municipal bond/CMBS execution structure
- **The Georgetown Company** in connection with multiple financings involving the Easton Town Center in Columbus, Ohio
- **Regeneron Pharmaceuticals, Inc.** in connection with the \$720 million acquisition and sale-leaseback financing of an office building complex in Westchester County, New York

## Development Transactions

Mr. Caffuzzi has years of experience in New York-based development transactions, including:

- **Silverstein Properties** in connection with multiple development projects, including the redevelopment of Towers 2, 3 and 4 at the World Trade Center in the years following 9/11, the rebuilding of 7 World Trade Center, the development of 200 West End Avenue in New York and the development of a Four Seasons Hotel in Orlando, Florida
- **Two Trees Management** in connection with numerous development transactions in Manhattan and Brooklyn, which involved unusual features such as the development of a horse stable for the NYPD's mounted unit, the development of a middle school, the development of a cultural and arts facility in Fort Greene, Brooklyn, for the Department of Cultural Affairs, the development of a park at the Domino Sugar development project, and the donation of a vintage carousel at Brooklyn Bridge Park
- the **Howard Hughes Corporation** in connection with the redevelopment of the South Street Seaport

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- **Mercedes-Benz of Manhattan, Inc.** in connection with the development of its over 300,000 square foot state-of-the-art showroom and service facility on Manhattan's west side
  - **The Clarett Group** in connection with multiple assemblage and condominium development projects
  - **The Georgetown Company** in connection with various development projects

## Acquisitions and Dispositions

Mr. Caffuzzi has represented clients in multiple acquisitions and dispositions of properties. These have included:

- **Silverstein Properties** and **Boston Properties** in connection with office building and development site acquisitions, including Silverstein Properties' 2020 purchase of the U.S. Bank Tower in downtown Los Angeles; the acquisition by Silverstein Properties of the Disney/ABC Television studio facility on Manhattan's west side; the sale by Silverstein Properties of 570 Seventh Avenue; the acquisition by Boston Properties of 399 Park Avenue; and the sale by Boston Properties of 875 Third Avenue
- **Sony Corporation of America** in the sale of its landmarked headquarters at 550 Madison Avenue

Mr. Caffuzzi's representative clients and transactions also include:

- Representing various public-sector clients in connection with infrastructure type developments, including **Moynihan Station Development Corporation** and **Empire State Development** in connection with the redevelopment by Vornado Realty Trust of the Farley Post Office Building and Moynihan Station in New York; and **The Port Authority of New York and New Jersey** in connection with the redevelopment of terminals 1, 2, 4 and 5 at John F. Kennedy Airport
- Numerous leasing transactions, such as the headquarters lease for Sony Corporation of America at 25 Madison Avenue, New York, and the headquarters lease negotiation between **Silverstein Properties** and Group M for their headquarters lease at 3 World Trade Center
- The negotiation of joint venture arrangements, including between **Apollo Real Estate Advisors** and The Related Companies for the development of the Time Warner Center in Columbus Circle, New York, and between **Silverstein Properties** and numerous joint venture partners for various investment properties

Mr. Caffuzzi has repeatedly been selected for inclusion in *Chambers USA: America's Leading Lawyers for Business*, *The Best Lawyers in America* and *Who's Who Legal*.