



Christopher J. Preate

Member

Philadelphia

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Chris concentrates his practice on local, regional, and national transactions, including joint venture arrangements; project finance transactions; office, industrial and retail leases; transactions involving the development of office, retail, and other commercial uses; financing and work-out transactions; and municipal land use matters. His clients include investors and owners in restaurant, multi-family properties, office buildings, educational assets, commercial retail sites, and retail shopping centers.

Chris is a member of the International Council of Shopping Centers and is a U.S. Green Building Council LEED accredited professional with a comprehensive understanding of green building practices, principles, and goals.

Chris received his bachelor of science degree in accounting from the University of Scranton in 1993, and earned his law degree, *cum laude*, from Widener University School of Law in 1996. Chris is admitted to practice in Pennsylvania, New York, New Jersey, and Florida, and is a member of the American, Pennsylvania, New Jersey, Florida, New York, Philadelphia, and Lackawanna County Bar Associations.

Chris was named a Pennsylvania Rising Star by Super Lawyers.

Experience

Represented a newly formed Delaware Special Purpose Entity affiliated with Merion Realty Partners, LLC in connection with its acquisition of The Ledges Apartments in Groton, Conn. In addition to the acquisition, the representation included preparation of the private placement documents, a joint venture agreement, and a substantial agency loan.

Represented Halletts Point, a \$1 billion, 2,500 residential unit complex on the waterfront in approval for construction from the New York City Council.

Represented casino which had a \$40 million loan component from an EB-5 Lender.

Represented Pennsylvania American Water Company with respect to regulatory and real estate matters in connection with its \$195 million acquisition of the wastewater system assets of the Scranton Sewer Authority. The transaction represents one of the largest wastewater acquisitions in the company's history and required a complex regulatory approval process by the Pennsylvania Public Utility Commission, among other governmental agencies, including a finding of commission jurisdiction over combined sanitary and stormwater wastewater services. The transaction also required resolution of complicated real estate issues, such as obtaining clear title to hundreds of wastewater pipeline easements over public and private lands.

Represented a newly formed Delaware Special Purpose Entity affiliated with our client, Merion Realty Partners, LLC, in connection with its \$58 million acquisition of Champions Walk Apartment Complex in Bradenton, Fla. In addition to the acquisition, the project included preparation of the private placement documents and joint venture agreement with a large institutional investor and large public trust, a \$45.9 million agency loan, issuance of a Florida Opinion, a Delaware Single Member LLC Opinion, and a U.S. bankruptcy non-consolidation opinion.

Practice Areas

- Real Estate
- Real Estate Finance
- Zoning, Land Use & Development
- Business

Industry Sectors

- Education
- Hospitality
- Real Estate & Construction

Education

- Widener University School of Law, J.D., *cum laude*, 1996
- University of Scranton, B.S., 1993

Bar Admissions

- Florida
- New Jersey
- New York
- Pennsylvania

Court Admissions

- Pennsylvania Supreme Court
- Supreme Court of Florida
- Supreme Court of New Jersey
- U.S. District Court -- Middle District of Pennsylvania
- U.S. District Court -- New Jersey

Affiliations

- American Bar Association
- Florida Bar Association
- Lackawanna County Bar Association
- New Jersey State Bar Association
- Pennsylvania Bar Association
- Philadelphia Bar Association

Awards & Honors

- Selected to Super Lawyers: "Rising Stars" - 2005-2008, 2011
** This award is conferred by Super Lawyers. A description of the selection methodology can be found here. No aspect of this advertisement has been approved by the Supreme Court of New Jersey.*

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Represented the buyer in the purchase of one hundred percent of the membership interests in a Pennsylvania-based company that operates one of the country's most critically acclaimed Italian restaurants.

Represented a landlord in connection with a 105,000 sq. ft. turnkey lease to a division of a Fortune 500 company.

Represented a joint venture acquiring a 70,000 sq. ft. suburban medical office building.

Represented a non-profit corporation in the negotiation of a construction agreement totaling \$11 million.

Represented a private real estate fund in a \$60 million credit facility from a regional bank for purposes of acquiring educational related real estate assets.

Represented a joint venture in the acquisition and development of an assemblage of commercial properties for national and regional retail end users.

Represented a public agency in the acquisition, leaseback, and development of a state-of-the-art distribution facility valued at \$216 million.

Represented an investor group in the development of a multi-million dollar restaurant complex.

Represented multi-family investors in the acquisition and financing of multi-family projects.

Represented a non-profit corporation in its \$37.5 million construction to permanent loan from a regional bank.

Represented a private joint venture in its \$28.5 million construction loan from a regional bank in connection with the development of a design build education facility.