

# BLANKROME

**Kerri L. Alessi | Of Counsel**  
Real Estate

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Kerri Alessi has more than 20 years of experience in all aspects of transactional real estate, with a primary focus in commercial leasing. Kerri represents landlords and tenants in office and retail leasing transactions both in the New York City metropolitan area and nationwide.

In connection with such representation, Kerri counsels her clients on the wide variety of issues that arise in the leasing arena and is well versed on all facets of complex leasing issues.

Realistic and practical in her approach, Kerri's understanding of her clients' needs, negotiating acumen, and market knowledge help achieve the best results for her clients.

Kerri also has extensive experience in negotiating sublease transactions, brokerage agreements, surrender agreements, telecommunications agreements, access and license agreements, and other transactional real estate matters.

In addition, Kerri devotes time to pro bono projects and has been honored for her pro bono legal work by Legal Services for New York City.

## **Outside The Firm**

Outside of the office, Kerri's three kids keep her busy.

## **Select Engagements**

- Represented the owners of a property on Madison Avenue, New York, NY,

in connection with the redevelopment of the property, including obtaining financing for the redevelopment costs and creating a tenants-in-common ownership structure that was nominated for the 2014 Real Estate Board of New York's "Most Ingenious Deal of the Year award."

- Represented the owner of a property on Fifth Avenue, New York, NY, in connection with the lease of the ground, second, third, fourth, and fifth floors of the property to an American multinational technology corporation's flagship store. The deal was nominated for the 2014 Real Estate Board of New York's "Retail Deal of the Year awards."
- Represented the building owner and majority-owner and controlling shareholder in the master lease of the retail space at a property on Fifth Avenue, New York, NY. The initial lease of 30,000 square feet was recognized with the 2013 Real Estate Board of New York's "Robert T. Lawrence award."
- Successfully negotiated the sale transaction for the sale of a property on East 79th Street, New York, NY, that housed the Hunter School of Social Work that was subsequently recognized with the 2009 Real Estate Board of New York's "Most Ingenious Deal of the Year award."
- Represented the building landlord in the leasing of one of the world's largest retail clothing stores, a 57,000-square-foot complex located at Fifth Avenue and 48th Street, New York, NY.
- Represented an international institute for private-public cooperation in connection with its new office lease for two full floors (with options for two additional floors) in a building located on Madison Avenue, New York, NY, for approximately 39,000 square feet.
- Represented the seller in connection with the \$62 million sale of a building located on West 43rd Street, New York, NY.
- Represented a major hospital center in connection with the sale of property on West 58th Street, New York, NY, to an international school in Manhattan.
- Represented an investment company in the sale of a property on Fifth Avenue, New York, NY—a 72,000-square-foot boutique multi-tenant office building leasehold on the corner of Fifth Avenue and 47th Street in Midtown Manhattan.
- Represented affiliates of a New York real estate management firm in connection with the sale of a landmark New York building on East 39th Street.
- Represented an owner in the acquisition of an office building on West 19th Street, New York, NY, for \$87 million and a contemporaneous \$62.5 million financing with a leading New York bank.
- Represented the owner of a prime New York City office in a lease of 240,000 square feet to a major publishing company.
- Represented a New York City developer/owner in its Manhattan office and retail leasing program.
- Represented a well-known developer/owner in the disposition of several Manhattan real estate properties involving like-kind exchanges.
- Represented a ground lessee in the termination of a ground lease and simultaneous space lease of three floors in a New York City building.
- Represented a New York City building owner in connection with the lease of

an entire building to a commercial real estate company.

## Admissions

- Connecticut
- New York

## Memberships

- American Bar Association
- New York State Bar Association

## Education

- Fordham University, BA
- Pace Law School, JD, cum laude

## Recognitions

- 2023, New York Metro “Super Lawyer” in Real Estate, listed in *Super Lawyers*
- 2009, “Rising Star,” recognized by Advanced Commercial Leasing Institute at Georgetown University Law Center