



Christian S. Bruno

Member

Miami

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Practice Areas

- Real Estate
- Leasing & Development
- Real Estate Finance
- Business/Corporate

Industry Sectors

- Real Estate & Construction

Education

- University of Pittsburgh School of Law, J.D., 2000
- University of Pittsburgh, M.B.A., 2000
- Boston College, B.A., 1996

Bar Admissions

- Florida
- New York
- Pennsylvania

Affiliations

Florida Restaurant & Lodging Association

Florida Bar Real Property, Probate and Trust Law Section

Urban Land Institute

Awards & Honors

- Florida Super Lawyers "Rising Star" (Real Estate) 2012 – 2014

Christian is a transactional attorney practicing in the areas of real estate, real estate finance, and general corporate and business law. Christian handles all aspects of commercial real estate and finance transactions, including acquisitions, leasing, development, joint ventures, loan issuances and restructurings, note purchases, workouts, and fund formations in Florida and throughout the United States. Christian represents real estate investment trusts, private equity funds, local and regional banks, financial institutions, private U.S. and foreign national investors, landlords, tenants, operators, and developers involving properties of all types, including office buildings, shopping centers, retail stores, multifamily apartment buildings, industrial complexes, mixed-use properties, restaurants, hotels, health care facilities, and high-end residential properties.

Christian also represents regional and national businesses in commercial contracts, asset acquisitions and sales, private financings, and general corporate matters, including acting as outside general counsel to businesses in the hospitality and retail industries.

Christian attended Boston College for his undergraduate degree and earned a joint J.D./M.B.A. degree from the University of Pittsburgh. Christian is admitted to practice in Florida, New York, and Pennsylvania. He is fluent in Spanish.

Experience

Real Estate Acquisitions and Dispositions

- Represent real estate investment fund purchaser of \$50 million acquisition and financing of Central Florida apartment complex.
- Represent seller group in \$81 million disposition of newly developed student housing project in Lee County, Fla.
- Represent foreign national investor in fee acquisition and financing of \$18 million triple net Miami Beach pharmacy.
- Represent a real estate holding company in a series of newly developed Wawa gas station and convenience store acquisitions throughout Florida, including handling tax reassessment, lease maintenance, and 1031 exchange matters.
- Represent joint venture in \$130 million purchase of a five building office complex assemblage in suburban Orlando, including all Florida sales tax and documentary tax matters.
- Represent joint venture in \$65 million purchase of 600 unit apartment complex in Orlando, Fla.
- Represent private real estate investment fund in sale of \$67 million corporate office center in suburban Illinois, including leaseback and development issues.
- Represent joint venture in \$100 million purchase of 17 acre multifamily apartment complex in Central Florida.

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- Represent medical educational non-profit company in \$5 million purchase of Coral Gables, Fla., commercial office building.
- Represented joint venture partner in negotiation of joint venture agreement and purchase financing in connection with \$160 million mixed-use Boston development project.
- Represented private equity fund in portfolio purchase of triple net lease properties throughout Florida and Texas.
- Represented preferred equity investor in acquisition of \$22 million West Palm Beach, Fla., shopping center.

Real Estate Development & Hospitality

- Represent owner of Miami theme park facility in redevelopment matters, including negotiation of revenue generating agreements, vendor contracts, construction contracts, employment, and litigation matters.
- Represent hospitality holding company in acquisition of restaurants, family entertainment centers, and real estate holding throughout Southeast U.S.
- Represent local restaurant manager and operators in corporate, leasing, licensing, and employment matters.
- Represented foreign national investor group in the structure and purchase of a historic Miami Beach hotel.
- Represent Miami restaurateur owner-operators in new venture locations and concepts, including lease negotiations with New York City based private equity group and capital raise.
- Act as outside general counsel to privately-held theme park gift shop operator with over 30 locations in the U.S. and Caribbean including negotiation of revenue-generating contracts and litigation matters.
- Represent REIT subsidiary property owner in structuring and negotiating coworking space management agreement with nationally recognized co-working company.
- Represent purchaser in the acquisition and financing of St. Augustine, Fla., assisted living facility.
- Represented assisted living facility fund in the structure, formation, and private placement funding and acquisition of underlying real estate facility sites across the U.S.
- Represent national chemical manufacturing company in a complex multi-party ground lease negotiation for a new manufacturing facility in Charlotte, N.C.
- Represented a luxury clothing tenant in \$20 million Madison Avenue commercial retail lease with buildout.
- Represented a major national insurance company in the negotiation of a turnkey office lease with buildout for Miami headquarters.

Real Estate Financings

- Act as Florida local counsel to private equity fund lender in \$90 million construction loan issued in connection with Fisher Island, Miami Beach, new condominium phase development.
- Represent private equity fund lender as local counsel on \$200 million loan portfolio refinancing

transaction secured by nationally renowned luxury hotels located in Bal Harbour, Fla., and Washington, D.C.

- Represent borrower group in multi-state commercial property portfolio mortgage loan financing including structuring Florida renewal and negotiation for Florida documentary tax minimization.
- Represent joint venture property owner in \$35 million Florida renewal mortgage loan refinance, secured by a Pompano Beach, Fla., apartment complex property.
- Acted as Florida counsel to private equity group in mortgage loan transaction in connection with \$20 million purchase of downtown Miami office building.
- Acted as Florida counsel to REIT-controlled borrower in \$950 million mortgage/mezzanine refinance of national hotel portfolio and issuance of opinion letter.
- Represented regional Florida bank in \$11 million mortgage refinance of Palm Beach, Fla., shopping center.
- Represent large financial institution lender in \$25 million Florida office complex purchase loan.
- Represent large financial institution lender in \$60 million construction loan for high-end multifamily development in Tampa, Fla.

High-End Residential

- Represent purchaser of a \$15 million condominium unit in The Surf Club.
- Represent owner and developer of Venetian Causeway luxury spec home purchase, development, and financing.
- Represent purchaser of \$5 million condominium unit in Ft. Lauderdale Beach South Condominium.

Real Estate Financings

- Represented a cosmetics manufacturer in a senior secured credit facility consisting of a revolver, term loan, and loan secured by certain real estate.