



Adam M. Silverman

Member

Philadelphia

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Adam concentrates his practice in the area of commercial real estate and related transactions.

Adam has represented a variety of regional and national developers (including several real estate investment trusts) in a wide array matters, including the development of high-rise office towers, shopping centers, warehouses, and mixed-use developments, as well as portfolio acquisitions, joint ventures, and merger transactions. He also represents lenders (including banks, pension funds, insurance companies, and private equity funds) and borrowers in matters ranging from structured project finance to secured and securitized loan transactions. He represents landlords and tenants in office, retail, and industrial leasing transactions, including complex build-to-suit transactions.

Adam is a member of the American Bar Association, the Philadelphia Bar Association, and the Urban Land Institute. He is the vice chair of the Montgomery County Industrial Development Authority and a member of the Montgomery County Commerce Cabinet, which advises the Montgomery County Commissioners on matters of economic development. Adam is also on the Board of Governors of the Achieving Independence Center (a program administered by Valley Youth House) and is the president of the Cheltenham Township Community Development Corporation. Adam was also one of the founding board members of CreekSide Co-op in Elkins Park. In 2019, he was elected a fellow in the American College of Real Estate Lawyers, a premier association of nationally known real estate attorneys in the United States.

Adam earned his undergraduate degree from George Washington University. He earned his law degree, *magna cum laude*, from Temple University School of Law, where he was the recipient of the Reber Award for excellence in writing for the *Temple Law Review*. Following law school, he served as a law clerk for the Honorable Phyllis Beck, Superior Court of Pennsylvania (1995-1996), and the Honorable John Padova, United States District Court for the Eastern District of Pennsylvania (1996-1997).

Experience

Served as lead real estate counsel to Liberty Property Trust in the development of the new Comcast Technology Center, including negotiating one of the largest single-tenant office leases in the history of Philadelphia.

Represented Liberty Property Trust in the development of the original Comcast Center, including acquiring and assembling land parcels, developing the project's condominium structure, and negotiating complex easement and rights agreements with SEPTA and surrounding land owners.

Handled a variety of build-to-suit development and leasing projects at the Philadelphia Navy Yard, including Tastykake's state of the art baking facility, Iroko Pharmaceuticals' corporate headquarters, and Franklin Square Capital's corporate headquarters.

Represented Liberty Property Trust in its \$900 million acquisition of Republic Property Trust and its corresponding portfolio of office assets in and around Washington, D.C.

Represented various clients in numerous financing and refinancing transactions for properties located throughout the country.

Practice Areas

- Real Estate
- Leasing & Development

Industry Sectors

- Health Care & Life Sciences

Education

- Temple University School of Law, J.D., *magna cum laude*, 1994
- George Washington University, B.A., 1984

Bar Admissions

- New Jersey
- Pennsylvania

Affiliations

- Fellow, American College of Real Estate Lawyers
- American Bar Association
- Philadelphia Bar Association
- Urban Land Institute
- Montgomery County (PA) Industrial Development Authority - Vice Chair
- Montgomery County (PA) Commerce Cabinet
- Governors of the Achieving Independence Center - Board
- Cheltenham Township Community Development Corporation - President

Awards & Honors

- Best Lawyers in America 2020

Clerkships

Honorable Phyllis Beck, Superior Court of New Jersey
Honorable John Padova, U.S. District Court -- Eastern District of Pennsylvania

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Represented Mid-Atlantic Health Care in Baltimore in a \$75 million acquisition of five Philadelphia nursing homes.

Represented FMC Corporation in the lease negotiations for their new headquarters in the FMC Tower being developed by Brandywine Realty Trust.

Represented a private investment fund in their joint venture with Alterra Development for the acquisition of 1515 Chestnut Street in Philadelphia.

Represented Cozen O'Connor in the negotiation of its new headquarters lease in One Liberty Place.

Represented a publicly traded real estate investment trust in the sale of the GlaxoSmithKline plc headquarters in the Philadelphia Navy Yard. This was the first sale of a major office property in the Navy Yard to a third-party buyer -- and as of the closing date fetched the highest price per square foot for an office property in Philadelphia -- and was also part of a 1031 like-kind exchange.

Represented a publicly traded REIT in the simultaneous assemblage of land and development rights for a 20-acre mixed-use urban waterfront development site from three public entities and a private developer, and the commencement of construction on a \$1 billion mixed-use neighborhood. The project includes a projected 1.45 million sq. ft. of build-to-suit office projects, a 180-room hotel, a 188-unit residential component, and the reconstruction and enhancement of an existing waterfront park in Camden, N.J.