



Nahum M. Palefski

PARTNER, CHAIR - REAL ESTATE PRACTICE GROUP



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Nahum Palefski is the Chair of Moses Singer's Real Estate practice group. His practice includes commercial real estate leasing transactions, representing both landlords and tenants for a variety of property usages including office, warehouse, retail space, restaurants and medical facilities.

Nahum also represents building owners, developers and purchasers in connection with the negotiation and finalization of purchase and sale transactions involving residential and commercial property. His experience further covers secured borrowing, including mortgage, construction and mezzanine financing. In addition to commercial transactions, Nahum represents individuals and corporations in residential purchases and sales including co-ops and condominiums in New York City.

Prior results do not guarantee a similar outcome.

Education

- Brooklyn Law School (J.D.)
- Yeshiva University (B.A.)

Bar/Court Admissions

- New York
- New Jersey

Professional Affiliations

- New York City Bar Association

Recognition

- Legal 500 New York Elite, Real Estate, 2026
- 2025 Lawdragon 500 Leading Real Estate Lawyers List

Practices / Industries

- Real Estate
- Acquisitions & Dispositions
- Financing
- Development & Construction
- Multifamily Housing
- Commercial Leasing

Publications

March 12, 2024

Three Ways A Lawyer Can Help Avoid Unnecessary Costs and Expenses Under Your Commercial Lease

August 23, 2023

Outdoor Dining is Here to Stay, With Conditions

September 10, 2020

The Impact of Bankruptcy Issues on COVID Lease Restructurings

GlobeSt.com

June 29, 2020

A Guide to Loan Workouts: Déjà Vu Yet Different

Commercial Property Executive

June 21, 2017

Construction Loans by Non-Traditional Construction Lenders: Due Diligence and Administration

Representative Matters

Leasing/Agreements

- Represented third-party logistics provider in connection with leasing of over 13mm square feet of warehouse space across the country.
- Represented apparel company in lease of 27,000 square feet of office space at 1407 Broadway.
- Represented finance company in a lease for 25,000 square feet of office space in Jersey City, NJ and 12,700 square feet in Middletown, New York.
- Represented bank in lease of 7,000 rentable square feet of office space on East 45th Street.
- Represented major bank in lease of 5,000 square feet of office space in Palo Alto, CA.
- Represented two Japanese retail stores in leases at the World Trade Center malls.
- Represented high-end men's fashion company in connection with a general contractor agreement for a store build-out in Washington, DC.
- Represented finance company in connection with a general contractor agreement for an office space build-out in Jersey City, NJ.
- Represented owner of numerous buildings in and around New York City in leasing program for leases of over 14,000 square feet for variety of usages, including office and retail space, restaurants and medical facilities.

- Represented major fashion design company in lease for 11,000 square feet of office and showroom space on West 37th Street.

Sales and acquisitions

- Represented property owner in sale of portfolio of four properties in Queens, NY and sale of portfolio of twelve properties across the country.
- Represented real estate investment firm in sales (totaling over \$180 million) and acquisitions (totaling over \$400 million) of multi-family apartment properties throughout the United States.
- Represented real estate company in \$137 million sale of mixed-use building on West 21st Street.
- Represented building owner in connection with a \$43 million sale of commercial building on 5th Avenue.
- Represented building owner in connection with a \$26.5 million sale of commercial building on Broadway.
- Represented developer in \$17 million acquisition of fee interest and excess development rights for a project on East 65th Street.
- Represented owner in \$7.4 million sale of a tenants-in-common interest in commercial property in Houston, Texas.
- Represented real estate company in \$4 million purchase of property on Baltic Street in Brooklyn, NY and execution of JV agreement with Seller.
- Represented developer in \$2.4 million acquisition of fee interest of commercial property in Brooklyn, New York.
- Represented estate of legendary news anchor in \$2.5 million sale of a cooperative apartment in New York City.
- Represented film and television star in \$1.875 million purchase of a residential condominium on East 10th Street.
- Represented author's estate in \$8.65 million sale of residential property in Southampton, New York.
- Represented A-list movie star in purchase of vacation home in Upstate New York.
- Represented former major league catcher in \$4.5 million sale of residential condominium on Hudson Street.

Financing

- Represented borrower in \$171 million refinancing transaction on eight multi-family apartment properties throughout the United States.
- Represented major bank in connection with a \$20 million (Phase I) loan and \$10 million (Phase II) loan to a sports recreational facility in Stamford, CT.
- Represented leading New York-based developer in \$45.5 million construction financing and \$20.5 mortgage financing for project on East 51st Street.
- Represented developer in \$18 million mortgage loan for mixed use development on Second Avenue.
- Represented building owner in \$9 million mortgage loan modification transaction for parking garage on East 9th Street and \$11 million for a garage on West 77th Street.
- Represented building owner in \$6 million first mortgage loan on commercial property in Astoria, Queens.
- Represented building owner in \$6.5 refinancing transactions on various buildings throughout New York City.