





**LESTER  
BLECKNER  
& SHAW LLP**

# Ian Lester

Partner

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## Education

University of Michigan, Class of 1995

State University of New York at Buffalo  
School of Law, Class of 2004

## Bar Admissions

State of New York

Ian is a founding partner of Lester Bleckner & Shaw LLP. Throughout his nearly 20 years of practice his focus has been on guiding his diverse group of clients – entrepreneurs, developers, owners, investors, commercial landlords and tenants – through all phases of their real estate projects. Ian has a well-earned reputation as a tenacious advocate for his clients and his practical and creative approach to addressing complicated and nuanced issues led one of Ian’s clients to call him a “consigliere with the mind of a business lawyer.” This, together with his multifaceted practice and knowledge of how “all of the pieces fit together”, provides Ian with an “uncanny ability to see around the corner before reaching the end of the block.”

## Representative Transactions:

- Represented Developer in a \$275M condominium project. Representation included a \$25M bridge loan; a \$165M construction loan; preparing Condominium Offering Plan; \$175M refinancing, comprised of \$135M Senior and \$40M Mezzanine Loans
- Represented multiple Tenants in their retail Leases as they expanded nationwide, including several as they transitioned into the United States market from Europe and Canada
- Represented Developer in multiple facets of its new construction commercial mixed-use office and retail building in Brooklyn
- Represented the Anchor Retail Tenant at 432 Park Avenue in its multi-floor retail and 30k square foot office leases
- Represented multiple Developers in multiple facets of their new construction condominium projects in Brooklyn
- Represented Tenant, an international engineering firm, in its 102k square foot multi-floor office Lease at 120 Broadway
- Represented Landlord in its leasing of 2 midtown NYC office buildings, totaling 960k square feet
- Represented Purchaser in the acquisition of the Power Station, the iconic recording studio located at 441 West 53rd Street, NYC. Representation included negotiations with the New York City Economic Development Corporation; NNN multi-floor Lease with the Berklee College of Music; \$12M Construction Loan; \$18M Renovation and Construction project negotiations with Contractors and Architect
- Represented Borrower in the closing of a \$45M Credit Facility
- Represented Anchor Tenant in its 80k square foot multi-floor retail Lease in Las Vegas, at the time billed as the “third largest entertainment destination in the country, after Disney World and Disney Land”
- Represented Purchaser in the acquisition (including mortgage financing) of The Capitol Theatre, in Port Chester, NY

## Accolades and Associations:

- Selected as a Super Lawyer in 2016 and 2017 (top 5% in field of practice) and as a Rising Star in both 2014 and 2015 by New York Metro Super Lawyers
- Served on the Hospitality Law Committee of the New York City Bar Association