



Scott J. Fuerst

Partner

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Scott J. Fuerst has a diverse legal real estate background which has evolved over the years into a broad based transactional commercial real estate practice from an early concentration in zoning, condominium and land use matters.

Mr. Fuerst has developed several sub-specialties within this commercial real estate practice including the representation of landlords and tenants in office building, shopping center and warehouse leasing, the acquisition, sale and financing of apartment complexes, office buildings, hotels, restaurants, retail centers and developable land, and negotiation of contracts with general contractors and architects. Financing vehicles utilized in the foregoing have included industrial development bonds, county and state housing authorities, municipalities, community redevelopment agencies, private partnerships, commercial and investment banks, insurance companies, mezzanine debt and Fannie Mae and Freddie Mac.

Mr. Fuerst regularly serves as Florida counsel for out of state based lenders and represents national retailers and investors in acquisition, leasing and development opportunities throughout Florida, especially with respect to issuing opinions of counsel, providing advice regarding deal structuring to minimize Florida mortgage taxes, issuing title insurance policies as an agent for most of the largest underwriters in the country and addressing various hurdles to closing including title, zoning, restrictive covenants and lien issues.

Representative Experience

A sample of the significant matters handled by Mr. Fuerst in Florida are:

- Negotiation of construction (and architect) contracts for the owner of one new hotel in Broward County and one expanded hotel in Hillsborough County with total construction in excess of \$2,000,000,000.
- Termination of a residential condominium to reposition for sale as a rental complex.
- Acquisition of a 650,000 square foot office/industrial park.
- Acquisition of a single tenant (AT&T) 100,000+ square foot office building.
- Acquisition of land for development of affordable housing in Broward and Palm Beach Counties including community redevelopment agency and municipal contributions.
- Acquisition and sale of a Federal Express distribution center.
- Acquisition of land and negotiation of general contract for the construction of a \$100,000,000 hotel in Broward County.
- Negotiation of contracts for the acquisition or sale of multi-family properties totaling in excess of 5,000 units.

Bar Admissions

- Florida

Education

- J.D., Temple University, 1975
- B.A., University of Pennsylvania, 1972

Practice Areas

- Banking & Finance
- Real Estate
- Construction
- Bankruptcy and Reorganization
- Government Relations
- Cannabis

Professional and Community Involvement

- Animal Rights Foundation of Florida, Advisory Board
- Florida Bar Association, Member

Recognitions

- *U.S. News & World Report*, "Best Lawyers in America," Real Estate, 2003-2024
- *Fort Lauderdale Illustrated*, "Top Lawyers" 2021 & 2022
- *Martindale-Hubbell*, Rated AV® Preeminent™
- *South Florida Legal Guide*, "Top Lawyer," 2009-2016
- *Daily Business Review*, "Top Dealmakers of the Year Award" Finalist, Real Estate, 2014
- *South Florida Business & Wealth* magazine, "Leaders In Law" Award, Finalist, Real Estate, 2014
- *Daily Business Review*, "Top Dealmakers of the Year Award," Real Estate Finance, 2013
- *Super Lawyers* magazine, "Florida Super Lawyers," Real Estate, 2006-2009

In the News

- Mentioned, "CBRE Capital Markets Team Executes Sale Of Class A Office Building In Sunrise," CRE-sources, July 25, 2019

News

- 49 Greenspoon Marder Attorneys Listed in The Best Lawyers in America© 2024 Edition
- Greenspoon Marder Attorneys Recognized as "Top Lawyers" by Fort Lauderdale Illustrated for 2022
- 48 Attorneys At Greenspoon Marder Listed In The Best Lawyers In America© 2023
- Greenspoon Marder Attorneys Recognized as "Top Lawyers" by Fort Lauderdale Illustrated for 2021
- Greenspoon Marder Attorneys Receive 2018 AV Preeminent Rating By Martindale-Hubbell
- Greenspoon Marder Attorneys Receive 2017 AV Preeminent Rating By Martindale-Hubbell
- Complex Key West deal raced against start of hurricane season
- Greenspoon Marder Attorneys Selected as Finalists for Lifestyle Media Group's Leaders In Law Award
- Twenty One Attorneys Ranked as "Top Lawyers" and Greenspoon Marder Listed as a "Top Law Firm" in the 2014 South Florida Legal Guide
- Greenspoon Shareholder Closes Key West Hotel Sale Before Hurricane Season Deadline
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- Greenspoon Marder Shareholder Represents Miami-based Investment Firm in Purchase of \$52 Million West Broward Office Complex
- Greenspoon shareholder weathered the storm for Fannie Mae loan
- Greenspoon Marder Named as Top Law Firm 2012

