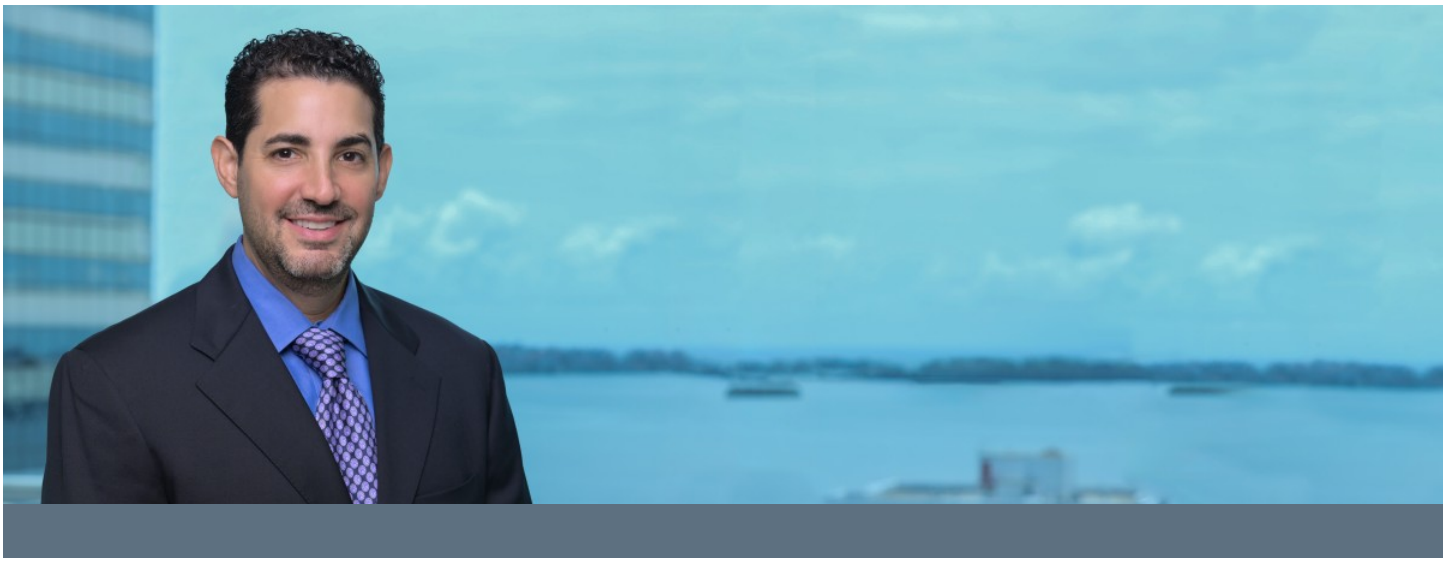
BERGER SINGERMAN
FLORIDA'S BUSINESS LAW FIRM



BARRY D. LAPIDES

Partner

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Miami, FL 33131

As a partner at Berger Singerman, Barry Lapides' direct and practical approach to the needs of his clients have made him one of the most sought-after real estate lawyers in Florida. His practice is focused on complex commercial real estate and finance transactions, with extensive experience in acquisitions, leasing, financing, development, and joint venture work for numerous commercial and residential purposes. Most recently, Barry has concentrated on condominium terminations throughout Florida.

Barry stands out for his reasonableness and transparency. He prides himself on giving individual attention and autonomy to every client and always refers to a matter as "their matter." Barry is a straight-shooter who always has his clients' best interests at heart—and isn't afraid to present his honest judgment and advice bluntly.

Over the past 13 years at Berger Singerman, Barry has served as the lead attorney on several high-profile cases, including representing international companies and family offices in acquiring real-estate assets in the U.S. He also worked with sponsor and private equity firms on joint ventures that totaled over $500 million. Recently, Barry was the firm's lead attorney representing a private lender with lending transactions valued at over $200 million.

A big believer in organic growth, Barry continues to expand his client base as his persistence and successful results attract clients who mesh with his candid, practical style. Above all, he is motivated to build upon his previous good work consistently. Prior to joining Berger Singerman, Barry worked at the Miami-based law firm Duane Morris for nine years. He has been was recognized by Chambers and Partners USA as one of

America’s Leading Business Lawyers in real estate.

Education

LL.M. in Taxation, University of Florida Frederic G. Levin College of Law

- Associate Editor, Florida Tax Review

J.D., *with honors*, University of Florida Frederic G. Levin College of Law

- Executive Student Works Editor, Florida Journal of International Law

B.B.A. in Accounting, Emory University

Bar Admissions

Florida
U.S. District Courts, Southern and Middle Districts of Florida

Practice Teams

Business, Finance & Tax

Practice Areas

Aviation
Banking & Financial Services Litigation
Construction
Corporate
Corporate Governance
Hospitality & Leisure
Land Use & Zoning
Real Estate
Urban Redevelopment

Representative Matters

- Represented a REIT in the acquisition of a portfolio of real property and non-performing notes in the Commonwealth of Puerto Rico.
- Represented a REIT in the acquisition of an office building located in downtown San Francisco, California.
- Represented the developer of Upper Buena Vista, a new retail concept in South Florida, in all aspects of the development and leasing of the retail shopping experience.
- Represented a family office in its purchase of an office building in Boston, Massachusetts for a purchase price in excess of $50,000,000.
- Represented private equity fund in its joint-venture purchases of retail centers in Colorado, Nevada, Alabama and Florida.

- Represented a private lender in its loans for the construction of two hotels, one in Orlando, Florida and the other in Atlanta, Georgia.
- Represented a private lender in its loan for the construction of a condominium project in Ft. Lauderdale, Florida.
- Represented a developer in its construction of a high end condominium project in Stuart, Florida, including the preparation of the condominium documents.
- Represented a high-net worth individual in his acquisition of various apartment complexes throughout Florida and Texas.
- Represented borrower in connection with $8 million financing for the development of a new mixed use project in Miami called the Citadel.
- Represented a private equity group in its acquisition of a hotel in Tallahassee, Florida.
- Represented a foreign-based entity in its purchase of a company owning a 9.14 acre site and building in Miami, Florida for a cash purchase price of $43,540,000, including assumption of existing indebtedness. The property is net leased for 20 years to the U S General Services Administration and houses a high-tech drug testing laboratory for the Drug Enforcement Administration.
- Represented a foreign-based entity in its purchase of an apartment complex located in Miami, Florida for a cash purchase price of $17,000,000.
- Represented a foreign-based entity in its purchase of a parking garage located in Miami, Florida, which is entitled for a 328 unit apartment complex, for a cash purchase price of $18,000,000.
- Represented pharmaceutical company in its acquisition of an industrial warehouse in St. Petersburg, Pinellas County, Florida, which included advising the company on whether the warehouse could be converted into a facility for the research and manufacture of FDA-regulated products.
- Represented private equity fund in its joint-venture purchase of an apartment complex in North Lauderdale, Broward County, Florida for $13.25 million.
- Represented a private equity fund in its acquisition and closing on undeveloped but partially entitled land in unincorporated Palm Beach County, Florida. Counseled the fund on the necessary steps to fully entitle the property and ensure that all development agreements, including low-income housing credits and density credits with the county, were transferred to the new property owner. Drafted and negotiated a management agreement with third-party managers to handle the development of the property.
- Represented a private equity fund in its joint-venture acquisition of a shopping center in West Palm Beach, Palm Beach County, Florida, for $25.7 million.
- Represented a group of international investors in their purchase of a textile business in Doral, Florida.
- Represented lender in a bulk sale of more than 50 condominium units and the bulk sale of promissory notes for the remaining inventory located in Miami Beach, Miami-Dade County, Florida. Assisted the lender in turning over control of the condominium association to the unit owners.
- Represented private equity fund in its purchase for $78 million of membership interest in a company that owned an apartment complex in Ft. Lauderdale, Broward County, Florida.
- Advised an international developer of a mixed-use project in Costa Rica regarding compliance with the Interstate Land Sales Full Disclosure Act.
- Represented a national homebuilder in the formation of two community development districts. Negotiated the structure and terms of the districts with the county and worked with outside bond counsel.
- Assisted BridgeInvest in the negotiation and closing of an acquisition and construction loan for a 199 room Holiday Inn in West Palm Beach which the borrower purchased out of federal bankruptcy court.

Awards & Honors

- *Chambers & Partners USA, America's Leading Business Lawyers*, Real Estate, 2018-2019
- *Florida Super Lawyers*, Rising Star, 2009-2010, 2014-2018

Community Activities / Associations

- Board member, Humane Society Of Greater Miami
- Board member of the Friendship Circle, Miami
- Appointed member, University of Florida Bergstrom Center for Real Estate Studies Advisory Board
- Member, AIPAC Miami Club
- Pro bono efforts for and participating in the Bet Tzedek's Holocaust Services Project
- Chair, Anti-Defamation League's Glass Leadership Institute for the Miami Chapter (2008-2009)
- Member, American Bar Association
- Member, Miami-Dade County Bar

In the News

The Real Deal Quotes Barry Lapides in, "How Florida’s proposed property tax amendment could affect real estate"
August 24, 2026

Wall Street Journal Quotes Barry Lapides in, "Asking $88 Million: A Guggenheim-Inspired Miami Beach Mansion"
February 21, 2025

The Business Journals Features Barry Lapides in, "'Christmas for real estate:' Which CRE sectors will benefit most from interest-rate cuts"
September 23, 2024

The South Florida Business Journal Quotes Barry Lapides in,"Developers Struggle to Refinance Loans"
December 15, 2023

The Palm Beach Post Quotes Barry Lapides in, "Top Finance Firm snared for luxury West Palm Beach Office Tower"
August 31, 2023

Law360 Quotes Barry D. Lapides in, "Paul Weiss Guides WeWork Founder On Housing Investment"
August 15, 2022

Law360, "When Termination Is An Option For Aging Fla. Condos”
March 10, 2022

Daily Business Review Quotes Barry Lapides in, "'Very Fluid': Coronavirus a Hard Hit to Coworking Office Space, But Upside Is Seen"
September 13, 2020

GlobeSt Features Barry Lapides in “Some Landlords Are Using Force Majeure for Space Build-Outs”
March 22, 2020

GlobeSt Features Barry Lapides in “CRE Focuses Attention On Mainstream and Not Wall Street Amid Coronavirus”
March 19, 2020

Daily Business Review Quotes Barry Lapides in "Full of Surprises: Where New Offices, Leases, Rent Hikes Are in South Florida"

February 23, 2020

Daily Business Review Quotes Barry Lapides in "How Much is Too Much? South Florida Office Market Poised to Add 3.5M Square Feet"
February 23, 2020

Miami Herald Quotes Barry Lapides and Features Berger Singerman Real Estate Survey Results in "Realtors, developers worry about climate change — but buyers aren't fretting just yet"
January 7, 2020

GlobeSt Mentions Barry Lapides in "Growing Medical Staffing Firm to Expand HQ in Fort Lauderdale"
August 13, 2019

Berger Singerman Recognized by Chambers USA for Sixteenth Consecutive Year
April 24, 2019

Daily Business Review quotes Barry Lapides in, "Opportunity Zone Regulations Unveiled with Strong Investment Appetite in South Florida"
April 18, 2019

GlobeSt Quotes Barry Lapides, Jeffrey Margolis, Iryna Ivashchuk and Marc Shuster in "South Florida's Economic Outlook: Sunny"
January 16, 2019

CoStar Quotes Barry Lapides and Jeffrey Margolis in "South Florida Real Estate Professionals Cite Higher Interest Rates as Top Worry of 2019"
January 14, 2019

Tax Cuts and Jobs Act Sparks Optimism in 2019 South Florida Real Estate Market
January 9, 2019

The Real Deal Quotes Barry Lapides and Jeffrey Margolis in "Trump's tax bill to boost SoFla CRE this year but interest rates pose risk: survey of real estate pros"
January 9, 2019

The Real Deal, Berger Singerman Listed as South Florida's Top Real Estate Law Firm
June 20, 2018

Thirty-One Berger Singerman Attorneys Recognized in 2018 Edition of Florida Super Lawyers
June 17, 2018

Berger Singerman Recognized by Chambers USA for 15th Consecutive Year
May 2, 2018

Daily Business Review quotes Barry Lapides in, "Industrial Market Thriving on High Demand, Limited New Supply"
April 15, 2018

GlobeSt Interviews Barry Lapides, Jeffrey Margolis and Marc Shuster in "Trio of Experts Make S. FL CRE Market Predictions"
February 28, 2018

Medium Quotes Barry Lapides, Jeffrey Margolis and Marc Shuster in "Will There Be A Real Estate Bubble In South Florida?"
January 21, 2018

South Florida Real Estate Bubble Won't Burst in 2018 According to Berger Singerman Survey
January 16, 2018

Bisnow Quotes Barry Lapides, Jeffrey Margolis and Marc Shuster in "These 3 Words Best Describe South Florida Real Estate Market"

January 16, 2018

The Real Deal: Keystone Property Group buys Dadeland office towers for $36M
June 18, 2017

Thirty-Two Berger Singerman Attorneys Recognized in the 2017 Super Lawyers Florida Edition
June 8, 2017

The Real Deal Quotes Barry Lapides and Jeffrey Margolis in, "The Trump Effect: How will the president's policies affect real estate in South Florida?"
March 12, 2017

Miami Today quotes Barry Lapides on "As Retail follows Residential, Face of Downtown is Altered"
January 23, 2017

The Miami Herald quotes Marc Shuster and Barry Lapides on "Trump Will Be Very Good for South Florida Real Estate, Survey Says"
January 17, 2017

The Street.com Interviews Barry Lapides and Jeff Margolis in "Distressed Condos: Great Buys or Sucker Bets?"
October 9, 2016

Thirty-Six Berger Singerman Attorneys Recognized in the 2016 Super Lawyers Florida Edition
June 13, 2016

Berger Singerman Represents 301 South Gulfview LLC in Sale of Hyatt Regency Clearwater
January 31, 2016

Publications

Law360 "Do Not Overstate Fla. Condo Termination Ruling's Impact"
May 2, 2024

Law360 "Condo Termination Considerations For Fla. Developers"
April 21, 2022

Law360 "Condo Termination Considerations For Fla. Unit Owners"
March 25, 2022

Law360, "When Termination Is An Option For Aging Fla. Condos"
March 10, 2022

Law360, "Insurance Agents - Help Your Client, But Protect Yourself"
June 30, 2016

Events & Speaking Engagements

Barry Lapides, Speaker, "Evaluating Real Estate Investments in Today's Environment," Kontaktsource
March 29, 2023

RKW Residential featured Barry Lapides in “Impact on Commercial RE and Financial Transactions”
April 7, 2020

Barry Lapides, Speaker, "Legal Tips & Tricks for Multifamily Real Estate," MJP Property group
May 8, 2017

Doing Business in Florida Blog

Beyond the Homestead Exemption: What Amendment 3 Could Mean for Florida Commercial Real Estate
September 15, 2026

Florida Adopts Remote Online Notarizations
December 18, 2019

Assessing Mixed-Use Projects in Florida in 2019
December 11, 2018

Florida State Sales Tax Rate on Commercial Real Estate Property Leases Reduced Further Beginning January, 2019
May 16, 2018

Florida State Sales Tax Rate on Commercial Real Property Leases Reduced
November 26, 2017

2017 Statutory Changes to Florida’s Condominium Termination Statute
June 25, 2017

Terminating Condominiums in Florida
June 14, 2017

Virtual Reality and Augmented Reality – Showcasing the Real in Real Estate
November 30, 2016

Don't Be a Scapegoat: What an Insurance Agent Should Know When Preparing Clients for Hurricane Season
June 5, 2016

New York Simplifies Registration Requirements for Certain Out-Of-State Real Estate Projects
May 11, 2016

Preparing for Turnover – What a Developer Should be Mindful Of
February 16, 2016

Prior Affiliations

- Duane Morris