BERGER SINGERMAN
FLORIDA'S BUSINESS LAW FIRM



JOSHUA B. BRANDSDORFER

Partner

954-712-5177
jbrandsdorfer@bergersingerman.com

201 East Las Olas Blvd.
Suite 1500
Fort Lauderdale, FL 33301

222 Lakeview Avenue
Suite 800
West Palm Beach, FL 33401

Josh Brandsdorfer is a Partner on Berger Singerman's Business, Finance & Tax Team. With a national practice and a concentration on Florida and the Southeast, Josh focuses his practice on real estate and finance matters, providing transactional counsel on a wide range of commercial real estate matters. His clients include private and public real estate investment firms, family offices, joint venture groups, and private investors with respect to multifamily development and operation, industrial, office, commercial retail, pre-development opportunities, and commercial leasing.

Josh also advises senior debt, mezzanine debt, and equity lending institutions and funds on real estate finance transactions across many industries. With significant experience representing both capital providers and sponsors, he is able to provide guidance based on how transaction participants analyze deal structures and value risk and return.

A deal maker committed to getting transactions across the finish line, Josh approaches every transaction with a practical, business-minded focus, identifying solutions that keep negotiations productive and transactions moving toward closing. His finance background allows him to fully comprehend the economics behind each deal, including underwriting, capital stack structure, and exit strategy. He uses that perspective to identify

issues early, separate deal-critical points from minor ones, and explain complex terms in clear, actionable language. When issues inevitably arise, he brings creative, workable solutions that keep negotiations moving while protecting his clients' commercial objectives and legal obligations. His clients rely on him as a trusted advisor who fully understands both the law and their business goals

Education

J.D., *cum laude*, University of Miami School of Law
B.S.B.A. in Finance, *Dean's List*, University of Florida

Bar Admissions

Florida

Practice Teams

Business, Finance & Tax

Practice Areas

Real Estate
Condominium & Planned Development
Construction
Corporate Governance
Family Office
Hospitality & Leisure
Land Use & Zoning
Urban Redevelopment

Awards & Honors

- *Legal 500's "US Elite: Miami and Florida"*
  - Real Estate, 2026
- *The Best Lawyers in America*®, "Ones to Watch," 2023-2026
- Attorney Intel, *Top 25 Real Estate and Hospitality Attorneys*, 2025
- The Boca Raton Observer, *Top Lawyers,* 2023-2026
- Connect CRE, *Next Generation Award*, 2022
- Graduate of Urban Land Institute Southeast Florida/Caribbean’s Leadership Institute (2022)

Representative Matters

- Representation of 2 related legacy seller entities in the $99 million sale of a 10-building, 70+ tenant industrial multi-property real estate portfolio in Broward County, Florida to a national real estate investment company.

- Representation of regional developer with respect to the financing of a construction loan to build a luxury condominium in excess of $100 million in Naples, Florida.
- Representation of national real estate developer and operator in purchase and financing of industrial building with 20+ tenants in excess of $30 million in Austin, Texas.
- Representation of national real estate developer and operator in purchase and financing of multi-building, multi-tenant industrial portfolio in York, Pennsylvania.
- Representation of debt fund with respect to all stages of lending process, from term sheet negotiation to closing, for $33 million development loan with respect to horizonal development of over 1,000 pre-sale single family lots to national home builders near Wilmington, North Carolina.
- Served as transactional real estate counsel to a Florida-based real estate developer in financing of a loan in excess of $60 million dollars for land to be developed into a mixed-use project consisting of a hotel, mid-rise and town-home units, ground floor retail, and office space with an “as complete” valuation in excess of $1 billion.
- Representation of multinational investment company in the sale of all of the company’s membership interests in the owner of a multi-family residential tower with commercial retail in excess of $110 million dollars in South Florida.
- Representation of private real estate fund manager in completion of preferred equity investment for acquisition and recapitalization of multistate 21-asset retail and commercial lease portfolio.
- Representation of regional real estate developer in joint venture with national homebuilder with respect to creation of credit facility in excess of $100 million dollars for various development projects throughout the State of Florida.
- Representation of international superyacht marina network in joint venture purchase and redevelopment of mixed-use project proposal of Island Gardens Deep Harbour marina in Miami, Florida.
- Representation of family office in acquisition and closing of commercial retail center for a purchase price in excess of $80 million in Richmond, Virginia.
- Representation of joint venture in acquisition and closing of multiple commercial properties in development of more than 600 multifamily units, including assistance with approvals by governmental authorities in Delray Beach, Florida.
- Representation of debt fund with respect to $45 million construction loan for development and construction of retail shopping center in Poinciana, Florida.
- Representation of national banking association with respect to $60 million construction loan for development and construction of multi-family project in Jacksonville, Florida.
- Representation of national banking association with respect to $50 million construction loan for development and construction of multi-family project in Sugar Hill, Georgia.
- Representation of private commercial real estate loan origination and servicing company with respect to initial refinance, cash-out and subsequent $30 million construction loan for development of national brand hotel in Miami, Florida.
- Representation of commercial real estate firm in over $50 million joint venture acquisition and financing of multi-family apartment complex consisting of over 250 units in the greater Atlanta area.
- Representation of regional real estate investment and management company in $40 million refinances of three related apartment complexes, including more than 700 units in the greater Richmond, Virginia area.
- Representation of private lender in its loans for the construction of two hotels, one in Orlando, Florida and the other in Atlanta, Georgia.
- Representation of family office in acquisition and closing of an office building for a purchase price in excess of $50 million in Boston, Massachusetts.
- Representation of developer in creation of condominium and draft condominium documents for condominium project in Stuart, Florida.

- Representation of real estate investment management group in $15 million refinances of two multi-tenant, commercial properties in Palm Beach County, Florida.
- Representation of real estate investment management group in acquisition and closing of multiple commercial condominium units and condominium association control takeover in Boca Raton, Florida.
- Representation of private investor in acquisition and closing of retail shopping center in excess of $15 million in Romeoville, Illinois.
- Representation of private investor in acquisition and closing of retail shopping center in excess of $25 million in Katy, Texas.

Community Activities / Associations

- General Counsel, Las Olas Association, Inc.
- Associate Member, Urban Land Institute
- Member, Young Lawyers Division of The Florida Bar

In the News

GlobeSt. Features Josh Brandsdorfer in, "Borrowers Build More Complex Capital Stacks"
August 19, 2026

Berger Singerman Attorneys Recognized in Legal 500's 2026 "US Elite: Miami and Florida" Rankings
April 15, 2026

Sun Sentinel Quotes Josh Brandsdorfer in, "Where New Yorkers and other new Florida arrivals might live — and work — in 2026"
November 24, 2025

Law.com, "How I Made Partner: Push Yourself, Get Uncomfortable, Ask Questions," Says Josh Brandsdorfer of Berger Singerman"
September 6, 2024

Fifty-Six Berger Singerman Attorneys Recognized in the 2025 Edition of Best Lawyers In America
August 15, 2024

The Real Deal Features Berger Singerman in "Moishe Mana Buys City National Bank Building in Downtown Miami"
December 16, 2019

Publications

Berger Singerman Elevates Joshua B. Brandsdorfer to Partner
January 2, 2024

Daily Business Review "Getting Ready: How Hurricane Season Can Affect Real Estate Transactions"
August 5, 2020

Doing Business in Florida Blog

Further Reduction in Florida Sales Tax Rate on Commercial Leases: What Landlords and Tenants Need to Know
May 2, 2024

What Now? LIBOR to be Phased Out by 2021
June 28, 2018

David Beckham-backed MLS Stadium Can Provide Assist to South Florida Real Estate Market
April 23, 2018

FinCEN Increases Scrutiny to Combat Money Laundering on Residential Real Estate in Miami-Dade and Palm Beach Counties
August 28, 2017

Prior Affiliations

- DiFalco & Fernandez, LLP
- Nelson, Mullins, Riley & Scarborough LLP