



Edward J. Butler, Jr.

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Real Estate | Leasing | Real Estate Acquisitions & Development | Real Estate Finance | Financial Institutions

Clients ranging from landlords to lenders to developers rely on Edward Butler's pragmatism to help them complete vital commercial real estate leasing, lending, and purchase and sale deals. Ed structures transactions involving every type of property—from office to retail to industrial to land—in ways that help clients accomplish their business goals.

When deals involve distressed property or loans, Ed draws from his prior experience supervising the management and disposition of a large troubled real estate loan portfolio as an officer of a large savings bank. This experience helps him advise clients on various lending or debt restructuring options that may help their businesses grow.

When Ed is not closing a deal or responding to a client's question, you may find him playing golf or attending a Springsteen concert—more than 80 concerts and counting.

Representative Matters

Commercial real estate investor—Warehouse acquisition

Represented a global leader in commercial real estate services and investment in a joint venture with a privately held insurance and financial services holding company for the recent acquisition of a 140,000-square-foot warehouse in the Northeast, with a goal to reposition the asset and lease the warehouse. The transaction involved, among other things, negotiations for the continued environmental remediation and resolution of issues with respect to zoning compliance.

Real estate developer—Warehouse sale

Represented the seller in negotiating the sale of a 518,140-square-foot warehouse in Hamburg, Pennsylvania for \$58 million.

Real estate investment firm—Lease

Represented a real estate investment and property services firm in negotiating a 15-year lease of 290,000 square feet of office and laboratory space in Summit, New Jersey, to serve as the headquarters for a consumer health spinoff of a multinational pharmaceutical company.

Real estate developer—Lot purchases

Drafted and negotiated three lot purchase agreements for a real estate developer in a sale to a larger home builder company.

Real estate development company—Land acquisitions

Representing a real estate development company in acquiring land at four sites in New Jersey and Pennsylvania for development of industrial space.

Major national real estate developer—Industrial building lease

Negotiated the lease of a build-to-suit, 197,000-square-foot industrial building in New Jersey for a major national real estate developer with a global transport and logistics company.

Major life insurance company—Lease

Represented a major life insurance company in connection with an 875,000-square-foot lease with a multinational communications company.

Real estate company—Retail leases

Representing a real estate development and investment company in negotiating leases at a 450,000-square-foot shopping center in New Jersey, including with a large grocery chain, clothing outfitter chain, and cosmetics chain.

Self-storage company—Acquisitions, financing

Assisted a self-storage company in securing financing for and acquiring self-storage facilities in multiple states.

Landlord—Lease

Negotiated an 825,000-square-foot lease in a Class A office building in Newark, New Jersey.

Education

Seton Hall University School of Law, JD, *magna cum laude*, 1990

Montclair State University, BA, 1985

Bar Admissions

New Jersey

Court Admissions

U.S. District Court, District of New Jersey

Memberships and Certifications

New Jersey State Bar Association

New Jersey Savings League
Mortgage Steering Committee

Recognitions*

The Best Lawyers in America, Real Estate Law, New Jersey, 2010–2025

Chambers USA, Real Estate, New Jersey, 2009–2025 (Band 2)

New Jersey Super Lawyer, 2006–2018, 2020–2023

Lawyer of the Year, Real Estate Law, New Jersey, 2013

* No aspect of this or any advertisement has been approved by the Supreme Court of New Jersey. For ranking methodologies, please see [here](#).

Speaking Engagements

Redevelopment in New Jersey: Strategies for Success, 4.3.2014

Webinars

Best Practices for Managing and Closing Deals Remotely, International Council of Shopping Centers, 5.2.2020