



## Kelly E. Brennan

**Associate | Newark | 973.849.4160**

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Real Estate | Land Use/Zoning | Leasing | Real Estate Acquisitions & Development |  
Real Estate Finance

**Clients appreciate Kelly's ability to guide them through complex real estate transactions.**

Kelly Brennan represents clients in many aspects of commercial real estate, including financing, acquisitions, dispositions, land use and zoning, and leasing.

She assists clients in securing many types of commercial real estate lending, including permanent and interim financing and construction financing; negotiates purchase and sale agreements; drafts and negotiates leases, subleases, ground leases, and lease renewals; and obtains planning board and zoning board of adjustment approvals for residential, commercial, industrial, and mixed-use projects.

During law school, Kelly served as a judicial extern in the Philadelphia Court of Common Pleas' Complex Litigation Center, Philadelphia's mass tort program, and as a judicial intern to the Honorable Dennis M. Cavanaugh of the U.S. District Court for the District of New Jersey.

### Representative Matters

#### Cream-O-Land—Acquisition, financing

Represented Cream-O-Land Dairies, LLC in the acquisition of the business and assets of Clover Farms Dairy of Reading, PA, a producer of dairy and tea products sold throughout Eastern Pennsylvania under the Clover Farms and Icy Tea labels. We also handled the acquisition financing consisting of mortgage loans from a global financial company and a revolving line of credit from a regional bank.

#### Health and Wellness Partners—Sale

Represented Health and Wellness Partners LLC, a women-owned medical communications company, in its sale to NMS Capital.

#### The Birch Group—Acquisition

Represented privately owned commercial real estate investor, owner, and operator The Birch Group in acquiring an 80-unit apartment complex for \$42.85 million.

#### The Birch Group—Acquisition

Represented privately owned commercial real estate investor, owner, and operator The Birch Group in the acquisition of the 42 story, 1.4 million-square-foot office building known as the Merrill Lynch Building, located at 101 Hudson Street in Jersey City, New Jersey, for \$346 million. To finance the acquisition, we negotiated the assumption of a \$250 million commercial mortgage-backed security loan and the structuring of both a preferred equity investment and common equity in excess of \$120 million.

#### Property management company—Sale

Represented a property management company in the sale of seven apartment complexes located throughout New Jersey.

#### Large insurance company—Financings

Negotiated a number of loans secured by real property portfolios for this large insurance company.

#### The Birch Group—Office building acquisition

Represented privately owned commercial real estate investor, owner, and operator The Birch Group in acquiring a 348,501-square-foot office property in Lake Success, New York for \$62 million.

#### The Birch Group—Office buildings acquisition

Represented privately owned commercial real estate investor, owner, and operator The Birch Group in acquiring four Class A office buildings totaling more than 840,000-square-feet of space in Short Hills, New Jersey for \$255 million. Our work included negotiating three ground leases with an investor as ground lessor to provide a portion of the capital for the acquisition.

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### Education

Rutgers Law School, JD, 2014

Rutgers University, BA, *magna cum laude*, 2009

### Bar Admissions

New Jersey

New York

### Memberships and Certifications

Leadership Newark  
Fellow

Newark Museum of Art  
Business and Community Council Board Member

### Judicial Clerkships

#### Judicial Intern

The Hon. Dennis M. Cavanaugh, U.S. District Court, District of New Jersey

### Recognitions\*

*The Best Lawyers in America*, Ones to Watch, Land Use and Zoning Law, Real Estate Law, New Jersey, 2021–2024

New Jersey Rising Star, *Super Lawyers*, 2023–2024

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

