



Christian S. Bruno

Member

Miami

cbruno@cozen.com | (305) 677-0202

Practice Areas

- Real Estate Leasing
- Real Estate
- Real Estate Finance
- Real Estate Development

Industry Sectors

- Real Estate & Construction
- Retail

Education

- University of Pittsburgh School of Law, J.D., 2000
- University of Pittsburgh, M.B.A., 2000
- Boston College, B.A., 1996

Bar Admissions

- Florida
- New York
- Pennsylvania

Affiliations

Florida Restaurant & Lodging Association

Florida Bar Real Property, Probate and Trust Law Section

Urban Land Institute

Member, Real Estate Committee, Miami Chamber of Commerce

Awards & Honors

- Florida Super Lawyers "Rising Star" (Real Estate) 2012 – 2014

Christian is a transactional attorney practicing in the areas of real estate, real estate finance, and general corporate and business law. Christian handles all aspects of commercial real estate and finance transactions, including acquisitions, leasing, development, joint ventures, loan issuances and restructurings, note purchases, workouts, and fund formations in Florida and throughout the United States. Christian represents real estate investment trusts, private equity funds, local and regional banks, financial institutions, private U.S. and foreign national investors, landlords, tenants, operators, and developers involving properties of all types, including office buildings, shopping centers, retail stores, multifamily apartment buildings, industrial complexes, mixed-use properties, restaurants, hotels, health care facilities, and high-end residential properties.

Christian also represents regional and national businesses in commercial contracts, asset acquisitions and sales, private financings, and general corporate matters, including acting as outside general counsel to businesses in the hospitality and retail industries.

Christian attended Boston College for his undergraduate degree and earned a joint J.D./M.B.A. degree from the University of Pittsburgh. Christian is admitted to practice in Florida, New York, and Pennsylvania. He is fluent in Spanish and serves as co-chair of Cozen O'Connor's Hispanic Affinity Resource Group.

Experience

Real Estate Acquisitions and Dispositions

- Represented private equity-backed PES Benefits, a solutions provider to the employee benefits technology, administration, education, and virtual care industries in its acquisition of nRoll Tech, a national benefits technology company. This transaction drew on the experience of the firm's corporate, tax, employee benefits and executive compensation, labor and employment, and real estate attorneys.
- Represented Capital Scrap Metals, LLC, a South Florida-based operator of three scrap metal yards, in connection with the sale of the business and underlying real estate to SA Recycling LLC, a national operator of metal recycling facilities. This transaction drew on the experience of the firm's corporate, tax, real estate, labor and employment, and employee benefits and executive compensation attorneys.
- Represented real estate investment fund purchaser in \$122 million purchase and financing of 883 units in 1000-unit multifamily fractured condo building.
- Represented real estate investment fund purchaser in \$44 million multifamily property purchase located in South Carolina.
- Represented real estate investment fund purchaser of \$50 million acquisition and financing of Central Florida apartment complex.
- Represented seller group in \$81 million disposition of newly developed student housing project in

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P: (305) 677-0202 | F: (305) 704-5955

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Lee County, Fla.

- Represented foreign national investor in fee acquisition and financing of \$18 million triple net Miami Beach pharmacy.
- Represented a real estate holding company in a series of newly developed Wawa gas station and convenience store acquisitions throughout Florida, including handling tax reassessment, lease maintenance, and 1031 exchange matters.
- Represented joint venture in \$130 million purchase of a five-building office complex assemblage in suburban Orlando, including all Florida sales tax and documentary tax matters.
- Represented joint venture in \$65 million purchase of 600 unit apartment complex in Orlando, Fla.
- Represented private real estate investment fund in the sale of \$67 million corporate office center in suburban Illinois, including leaseback and development issues.
- Represented joint venture in \$100 million purchase of a 17-acre multifamily apartment complex in Central Florida.
- Represented a medical educational non-profit company in a \$5 million purchase of Coral Gables, Fla., commercial office building.
- Represented joint venture partner in negotiation of joint venture agreement and purchase financing in connection with \$160 million mixed-use Boston development project.
- Represented private equity fund in portfolio purchase of triple net lease properties throughout Florida and Texas.
- Represented preferred equity investor in acquisition of \$22 million West Palm Beach, Fla., shopping center.

Real Estate Development & Hospitality

- Represented joint venture investment partner of 230-unit multifamily apartment project located in Palm Beach, Fla. in \$45 million construction loan and partnership matters with development partner.
- Represented owner of Miami theme park facility in redevelopment matters, including negotiation of revenue generating agreements, vendor contracts, construction contracts, employment, and litigation matters.
- Represented hospitality holding company in the acquisition of restaurants, family entertainment centers, and real estate holding throughout Southeast U.S.
- Represented a local restaurant manager and operators in corporate, leasing, licensing, and employment matters.
- Represented foreign national investor group in the structure and purchase of a historic Miami Beach hotel.
- Represented Miami restaurateur owner-operators in new venture locations and concepts, including lease negotiations with a New York City-based private equity group and capital raise.
- Acted as outside general counsel to privately-held theme park gift shop operator with over 30 locations in the U.S. and Caribbean including negotiation of revenue-generating contracts and litigation matters.

- Represented REIT subsidiary property owner in structuring and negotiating coworking space management agreement with nationally recognized co-working company.
- Represented purchaser in the acquisition and financing of St. Augustine, Fla., assisted living facility.
- Represented assisted living facility fund in the structure, formation, and private placement funding and acquisition of underlying real estate facility sites across the U.S.
- Represented national chemical manufacturing company in a complex multi-party ground lease negotiation for a new manufacturing facility in Charlotte, N.C.
- Represented a luxury clothing tenant in \$20 million Madison Avenue commercial retail lease with buildout.
- Represented a major national insurance company in the negotiation of a turnkey office lease with buildout for Miami headquarters.

Real Estate Financings

- Represented the lender of a \$340 million construction loan financing for a mixed-use hotel condominium project in downtown Miami. The 50-story project is slated to include a 219-room hotel with 310 residential condominium units above the hotel portion, as well as ground-floor retail space that will include five restaurant and bar areas.
- Acted as local Florida counsel to institutional purchaser of national charter school portfolio, including \$450 million multistate loan and issuance of Florida local opinion letter.
- Represented private equity fund lender as Florida local counsel on \$125 million loan refinancing transaction secured by downtown Miami mixed-use condominium property.
- Acted as Florida local counsel to private equity fund lender in \$90 million construction loan issued in connection with Fisher Island, Miami Beach, new condominium phase development.
- Represented private equity fund lender as local counsel on \$200 million loan portfolio refinancing transaction secured by nationally renowned luxury hotels located in Bal Harbour, Fla., and Washington, D.C.
- Represented borrower group in multi-state commercial property portfolio mortgage loan financing including structuring Florida renewal and negotiation for Florida documentary tax minimization.
- Represented joint venture property owner in \$35 million Florida renewal mortgage loan refinance, secured by a Pompano Beach, Fla., apartment complex property.
- Acted as Florida counsel to private equity group in mortgage loan transaction in connection with \$20 million purchase of downtown Miami office building.
- Acted as Florida counsel to REIT-controlled borrower in \$950 million mortgage/mezzanine refinance of national hotel portfolio and issuance of opinion letter.
- Represented regional Florida bank in \$11 million mortgage refinance of Palm Beach, Fla., shopping center.
- Represented large financial institution lender in \$25 million Florida office complex purchase loan.
- Represented large financial institution lender in \$60 million construction loan for high-end multifamily development in Tampa, Fla.

- Represented a cosmetics manufacturer in a senior secured credit facility consisting of a revolver, term loan, and loan secured by certain real estate.

High-End Residential

- Represented purchaser of a \$15 million condominium unit in The Surf Club.
- Represented owner and developer of Venetian Causeway luxury spec home purchase, development, and financing.
- Represented purchaser of \$5 million condominium unit in Ft. Lauderdale Beach South Condominium.