

Andrew Litvak

Partner

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Andy co-chairs the firm's national commercial [real estate](#) practice group.

He focuses his practice in the areas of commercial real estate investment, development, and leasing. He represents REIT's, sponsorship groups, private real estate funds, and other investors in the acquisition, financing, development, and leasing of commercial properties. In addition, a core focus of Andy's practice involves his representation of a wide variety of national and regional retailers, restaurant operating companies, and other corporations in commercial leasing transactions throughout the country.

Experience

Following is a selected sampling of matters and is provided for informational purposes only. Past success does not indicate the likelihood of success in any future matter.

Representative Transactions

- Representation of REIT's in the acquisition of office buildings and portfolios and ongoing leasing transactions for various Class "A" office properties throughout the Southeast and Northeast US regions comprising in excess of 3 million square feet
- Landlord's counsel to real estate advisory fund in flex/warehouse leasing of approximately 8 million square foot portfolio in Atlanta, Georgia
- Completed more than 100 purchase and ground lease transactions throughout the United States for a national fast-food restaurant company

Education

Nova Southeastern University, JD (1994)

University of Florida, BA, Liberal Arts and Sciences (1991)

Admissions

Georgia

Florida

Practice Areas

[Commercial Leasing](#)

[Economic Development](#)

[Non-Profit Organizations](#)

[Real Estate Capital Markets](#)

[Real Estate Investment Trusts](#)

Industries

- Has represented various regional and national retail developers, owners and investors in all aspects of portfolio management, including land acquisition, lease-up, financing, and disposition of properties
- Has served as counsel to regional tire and automotive service retailer for new store growth throughout Florida, Georgia, Texas, and Ohio involving approximately 50 ground-up development transactions including land purchases, ground leases and built-to-suit leases with preferred development partners, including numerous distribution centers
- Handled a \$766 million sale of a business division for a Fortune 100 company involving the conveyance and disposition of 70 properties located in 36 states and Canada

Recognitions

The bar rules of some states require that the standards for an attorney's inclusion in certain public accolades or recognitions be provided. When such accolades or recognitions are listed, a hyperlink is provided that leads to a description of the respective selection methodology.

- [The Best Lawyers In America®](#), Real Estate Law (2021–2025)
- [The Legal 500 United States](#) — Real Estate (2019–2022)
- [Georgia "Super Lawyers Rising Star"](#) — Real Estate (2005, 2007)
- [AV Rated, Martindale-Hubbell](#)
- Completed ICSC College of Debt Workout, Transactions & Repositioning of Distressed Assets, Wharton School, University of Pennsylvania (March 2012)
- Speaker and moderator at various law conferences and seminars concerning commercial leasing and development topics

Professional Activities

- Georgia Bar
- Florida Bar
- American Bar Association
- Atlanta Bar Association
- International Council of Shopping Centers (ICSC)

Real Estate

Community

- Georgia State Bar's William B. Spann Jr. Award (2024)
- Steering Committee, Healthy Foundations (2021)
- Outside Pro Bono Real Estate Counsel, City of Refuge, Atlanta, Georgia (2016–present)
- Outside Pro Bono Counsel, Bearings Bike Shop, Atlanta, Georgia (2019–present)
- Steering Committee, "Spin for Kids" (2011–2014), Camp Twin Lakes, Rutledge, Georgia

Leadership

- Co-Chair of the Firm's national commercial real estate industry practice group

Articles & Speeches

Insights

Legal Lens: The State of Commercial Real Estate - Speaker (December 5, 2024)

[Restructuring Commercial Real Estate Leases During COVID](#), *Law 360* - Co-Author (April 16, 2020)

[Restructuring Commercial Real Estate Leases in the COVID-19 Era](#) - Co-Author (March 30, 2020)

Events/Speaking Engagements

[COVID-19 Market Impact on Commercial Real Estate Lease Restructuring](#) - Speaker (May 12, 2020)

[Atlanta Team Tops Out Pro Bono Revitalization Project](#) - Attendee (August 26, 2019)

[Closing Georgia Commercial Real Estate Transactions](#), *HalfMoon Education, Inc.* - Presenter (June 19, 2014)