BLANKROME

Philip R. Rosenfeldt | Partner
Real Estate

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Philip Rosenfeldt maintains a national practice counseling clients in all facets of real estate transactions. Philip brings more than 35 years of experience representing clients in ground up development; sales and acquisitions; financing; leasing; and entity structuring and restructuring for many types of projects including:

- Retail development
- Office and industrial buildings
- Residential and mixed use projects

Philip is recognized by *Chambers USA* as a leader in real estate law. *Chambers* sources praised his ability to “stay focused on the important parts of the deal and achieve closure quickly,” and also noted his “strategic, intelligent, and practical approach” as well as his “impressive performance in a significant number of development matters.” Clients appreciate “the depth of his knowledge of local law and commerce; he gives business advice that goes beyond just analyzing the legal terms.”

Select Publishing and Speaking Engagements

- "Co-Tenancy Issues in Turbulent Times," republished by the International Council of Shopping Centers, in *Shopping Center Landlord & Tenant Legal Issues*, 2013. Originally in a Blank Rome Real Estate Update (March 2010, No 1)."
- Sandpiper Partners LLC's 7th Annual Pricing and Profitability Conference (October 2018).
- "The ABCs of Old REAS and CC&R,” October 2016, Hollywood, Florida, and “Exclusive and Restricted Use Provisions—Unintended Consequences,”

October 2017, San Antonio, Texas.
- "Successful Real Estate Development Contracts" (Pennsylvania Bar Institute, April 10, 2019), "Solving Legal Issues Across the Life Cycle of the Successful Real Estate Development Project" (Pennsylvania Bar Institute, April 11, 2016), and the Philadelphia Real Estate Council Roundtable (October 29, 2009).

Select Engagements

- A national REIT, in multiple property acquisitions and dispositions
- Power center developments for a regional developer including acquisition and leasing with leading national tenants
- A NYSE national retailer, in multiple leasing transactions
- A major pension fund adviser, in limited service hotel investment and divestiture
- A residential land developer, in acquisition and option sales to national homebuilders
- Entity structuring and restructuring for various public and private parties
- A major pension fund adviser, in acquisition of bank owned lifestyle shopping center

Admissions

- Pennsylvania

Memberships

- Philadelphia Bar Association
- International Council of Shopping Centers
- Pennsylvania Bar Association
- Philadelphia Real Estate Council
- Radnor Valley Country Club

Education

- Villanova University, BS, cum laude
- Delaware Law School, JD

Recognitions

- Real Estate Law, listed in *Chambers USA*
- 2023–2024, Real Estate Law, Philadelphia, listed in *Best Lawyers in America©*
- 2008–2013, 2015–2019, “Pennsylvania Super Lawyer” in Real Estate, listed in *Super Lawyers and Philadelphia Magazine*
- AV-Preeminent®, listed by Martindale-Hubbell®

Professional Activities

Philip is a member of the International Council of Shopping Centers. He also serves on the board of directors of the Philadelphia Real Estate Council and is currently on the executive committee of Radnor Valley Country Club in Villanova, Pennsylvania, where he previously served as president.