

As a pragmatic real estate attorney, Patrick focuses on crafting strategies and solutions designed to promote the best interests of his clients and move the transaction to closing.

He is a professional problem solver and is always ready to lend a hand, whether it's a developer in connection with a purchase of real property, or a small business owner looking to expand their operations. He uses his extensive understanding of his clients' goals, businesses, and industries to resolve challenges efficiently and to help them achieve their business goals.

For over 20 years, Patrick has successfully represented clients in complex real estate matters in New York State and throughout the country. He negotiates, reviews, and drafts commercial purchase and sale agreements, leases, construction and mortgage loan documents, and other real estate related agreements. Patrick helps develop investment strategies with clients and prepares necessary agreements such as private placement memorandum and operating agreements for various real estate investors.

In addition, Patrick has special expertise with self-storage facilities, shopping centers, and condominiums. He regularly advises investors, owners, and operators of retail property and self-storage facilities throughout the country and serves on many associations that help shape the retail and self-storage landscape.

### Representative Experience

- Assist Macritchie Storage LLC, a Calgary-based company, in acquiring real property across the country to convert into self-storage facilities, including preparing Private Placement Memorandums and Limited Partnership Agreements to allow investors and private-equity firms to participate in the client's real estate development business.
- Represent Vertical Fields Capital LLC, a Washington DC-based company, in the sale of a self-storage facility outside Philadelphia, PA to a national REIT for \$13,500,000.
- Represent Mascia Development LLC, an Arizona-based company, in its acquisition of investment real property throughout the United States including an acquisition of a retail plazas in Ohio, Wisconsin and South Carolina, vacant land in Arizona (for redevelopment as a retail plaza), and medical offices in Ohio and Kentucky.
- Represent Aspen Dental Management, Inc. in commercial leasing of real estate throughout the United States and, in 2018, assisted the client in leasing over 200,000 sq. ft. of commercial space.
- Represent St. Ann's Community in a \$9 million joint venture project for construction and development of a multibed independent care facility and in an approximated \$7 million acquisition of a 140-resident independent care facility in Western New York.



PATRICK J. QUIGLEY

PARTNER

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### Admissions

New York

### Education

Syracuse University, J.D. and Certificate in Law and Economics  
West Virginia University, B.A., *cum laude*

- Represent and counsel Board of Managers for various condominium and homeowners associations, including the largest homeowners association in the Finger Lakes region.
- Represented Cipriani in its acquisition of 55 Wall Street and the Bowery Bank Building, located across from Grand Central Station in New York City.\*

\* Worked on this matter prior to joining HSE.

### Professional and Civic Affiliations

- Member, International Conference of Shopping Centers
- Member, New York State Commercial Association of Realtors, Rochester Area Chapter
- Member, New York State Association of Realtors, Inc.
- Member, New York Self Storage Association
- Member, New York City Bar Association
- Member, Community Associations Institute, Western New York Chapter
- HSE Real Estate Representative for Lexwork International

### Honors and Awards

- Recognized by *Chambers USA* from 2017 - 2019 in the field of Real Estate
- Selected by his peers for inclusion in *The Best Lawyers in America*® in the field of Real Estate Law
- Volunteer Legal Services Program Honor Roll

### Publications

- "You've Got Mail: Bringing New York's Self-Storage Industry Into the 21st Century," *The Daily Record*, August 6, 2019

### Presentations

- New York Self Storage Association Luncheon and Seminar, Geneva, NY, June 6, 2019
- New York Self Storage Association Annual Conference, Tarrytown, NY, October 10-11, 2018
- New York Self Storage Association Annual Conference, Tarrytown, NY, October 16-17, 2017
- New York Self Storage Association Luncheon and Seminar, Geneva, NY, June 8, 2017
- ISS Inside Self Storage World Expo, Las Vegas, NV, April 25-28, 2016
- New York Self Storage Association 2015 Annual Conference, Verona, NY, September 29, 2015
- New York Self Storage Association 2014 Annual Conference, Verona, NY, October 15-16, 2014
- New York Self Storage Association Grassroots Seminar, Geneva, NY, July 18, 2013
- "Legal Issues for Community Associations: Panel Discussions," Community Associations Institute, Western New York Chapter, Buffalo, NY, March 12, 2013
- "Commercial & Residential Landlord Tenant Law," Sterling Education Services, Buffalo, NY, January 10, 2012
- "Landlord-Tenant Law Update," Sterling Education Services, Rochester, NY, May 11, 2011
- Chair and Speaker, "Commercial Leasing 101 for Non-Lawyers" and "Green Buildings and Green Leases," New York State Commercial Association of Realtors, Rochester Chapter, Rochester, NY, October 21, 2010 and WNY Chapter, October 13, 2011

