



GEORGE W. EVANS III

Partner

New York

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BIOGRAPHY

George Evans is a commercial real estate attorney who represents owners, operators, developers, investors, borrowers and lenders in complex transactions.

George works to assist clients with structuring and capitalizing their real estate projects and ventures, whether through joint ventures, preferred equity, or other private equity investments, and through secured borrowing via mortgage or mezzanine loans.

George is also an experienced dirt real estate lawyer with significant experience in acquisitions and development (including ground up) projects, commercial condominiums for new construction and adaptive reuse, ground leases, site development agreements and reciprocal easement agreements.

PROFESSIONAL AFFILIATIONS

- New York City Bar Association
- Urban Land Institute

ADMISSIONS

- New York, 2011

EDUCATION

- Emory University, J.D., 2009
- Emory University, M.B.A., 2009
- Williams College, B.A., 2004

RELATED CAPABILITIES

- Real Estate
- Commercial Real Estate
- Real Estate Finance

EXPERIENCE

Structure Co-General Partner Investment in Student Housing Development* - Representation of a family office in structuring and negotiating a co-general partner investment in a student housing development in upstate New York with a national student housing operator and then negotiating the entry of a limited partner to fully capitalize the project equity.

Acquisition of Development Site in Jersey City, NJ* - Representation of a family office in negotiating an acquisition contract for a development site in Jersey City, NJ, for the ultimate construction of a major multifamily project.

Acquisition of Development Site in Brooklyn and Joint Venture* - Representation of a multifamily developer in the acquisition of a development site in Brooklyn from a long-term land-owner by contribution of the site to a newly established joint venture, which will manage the development of a 70+ unit multifamily project.

Acquisition of Development Site in Manhattan and Joint Venture* - Representation of a multifamily developer in the acquisition of a development site in Manhattan from a long-term land-owner by contribution of the site to a newly established joint venture, which will manage the development of a 70+ unit multifamily project.

\$245 Million Construction Loan* - Representation of developer in securing a \$245 million construction loan for The Greyson, a 622 unit, 28-story mixed use tower at 23 Cottage Street, Jersey City, New Jersey.

One of the Largest Industrial Portfolio Acquisitions of 2020* - Representation of a global investment leader specializing in alternative asset classes and its affiliates in one of the largest industrial portfolio acquisitions of 2020. The portfolio consists of 27 assets in Chicago, Houston, Los Angeles, Central New Jersey, Dallas, South Florida, Southern New Jersey and Atlanta. In a significant step in its strategy to grow a U.S. wide logistics platform, on behalf of clients and through a joint venture, acquired the 7,984,000 s/f portfolio for approximately \$875 million, through a share purchase of a REIT. Representation included all matters related to property diligence, structuring, joint venture, purchase, financing, tax and environmental considerations of the property, including tax and structuring issues relating to cross-border investments.

Successful \$425 million refinancing of One Times Square in New York City* - Representation of global real estate investment and management company in connection with the \$425 million construction financing of One Times Square, the globally-recognized building that has been home to the world's New Year's Eve ball drop since 1907. Originally built as the headquarters of The New York Times in 1904, the 26-story structure is wrapped entirely in LED screens and is located in the heart of Times Square in New York City.

Acquisition of Bridge Tower Condominium in Manhattan* - Represented a private investment firm in its US\$153 million acquisition of commercial condominium units at the Bridge Tower Condominium located at 401 East 60th Street. Leased to The Home Depot, the property measures over 120,000 square feet on four levels with highly sought-after ceiling heights, limited obstructions, abundant loading, and underground parking – the property is one of the largest retail spaces on the island of Manhattan.

Developer Agreements for Multifamily Rental Building* - Representation of a developer in connection with negotiating the acquisition, bridge financing, and joint venture agreements for the conversion of an office property in downtown Stamford, CT into a \$90M multifamily rental building.

\$270M Acquisition and \$245M Financing for Office Building* - Representation of a borrower in connection with the \$270M acquisition of a ground lease, as well as the \$245M financing for an office building in midtown Manhattan.

Conversion of Hotel into Commercial Condominium* - Representation of a purchaser in connection with the conversion of a midtown Manhattan hotel into a commercial condominium for hotel,

timeshare and food and beverage use to facilitate a \$160M acquisition by a national timeshare operator. Drafted and negotiated Declaration of Condominium.

Joint Venture Agreement to Acquire \$100M Condominium* - Representation of a developer in connection with a joint venture agreement to acquire a \$100M condominium in Manhattan's Gramercy neighborhood.

Disposition of \$55.5M 56 Unit Multifamily Rental Property* - Representation of the seller of a 56 unit multifamily rental property in Manhattan's Gramercy neighborhood at the purchase price of \$55.5M.

\$37.6M Joint Venture to Acquire and Finance Multifamily Rental Property* - Representation of an institutional investor in a joint venture to acquire and finance a 286 unit multifamily rental property in Washington State for \$37.6M.

\$43M Construction Loan for Condominium Conversion* - Representation of a developer in negotiation of \$43M construction loan for condominium conversion in Brooklyn Heights.

Formation of Commercial Condominium* - Representation of a landlord in formation of commercial condominium of a major NY office building adjacent to Bryant Park.

Acquisition and Negotiation of Easements for \$200M Multifamily Development* - Representation of a national developer in acquisition of and negotiation of easements for a \$200M multifamily development in Emeryville, CA.

****Denotes experience prior to joining BCLP.***

RESOURCES

PUBLICATIONS

- Co-Author, "Local Law 97 Compliance with Affordable Units," Client Briefing, November 27, 2024
- "Different Sectors, Same Page," Client Briefing, September 25, 2024
- Co-Author, "Newly Launched NYC Office Conversion Accelerator Program," Client Briefing, January 22, 2024
- Co-Author, "Commercial Condominium Conversions Offer Flexibility in a Challenged NYC Office Market," *New York Business Journal*, October 23, 2023

- “The “City of Yes” Plan: Seven Proposed Changes to Alleviate NYC’s Housing Crisis,” Client Briefing, October 18, 2023
- Co-Author, “Governor Kathy Hochul Proposes New York State Housing Compact,” Client Briefing, January 18, 2023
- “Signs of Moving to Yes on Housing Development in NY?” Client Briefing, October 19, 2022

SPEAKING ENGAGEMENTS

- “NY Investment Frontiers: Repositioning & Optimizing Real Estate,” Bisnow Digital Summit, March 25, 2021

RELATED INSIGHTS

News

Oct 01, 2025

BCLP Expands Real Estate Practice with Strategic Addition in New York