

**Jonathan W. Knipe**

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**DESCRIPTION OF CURRENT PRACTICE**

Jon serves as co-chair of Cozen O'Connor's Real Estate Practice and provides leadership to a team of more than 80 attorneys nationwide (25%). He advises sophisticated real estate industry players and is frequently asked to provide guidance on high-stakes matters at the intersection of law, business, finance, and public policy (25%). Jon also has deep experience leading complex real estate transactions, including joint ventures, new development projects, financing, and leasing (50%). Key current clients include Silverstein Properties, Safehold, and Morgan Stanley.

See **Schedule A** for a summary of representative matters.

**EDUCATIONAL BACKGROUND**

**WHARTON EXECUTIVE EDUCATION**, Philadelphia, PA; Certificate of Professional Development, 2020

**DELAWARE LAW SCHOOL**, Wilmington, DE; J.D. 1996

**PENNSYLVANIA STATE UNIVERSITY**, University Park, PA; B.A. (Political Science major; Business minor) 1993

**BAR MEMBERSHIP AND DATES**

Admitted and in good standing in Pennsylvania since 1997 and New York since 1998.

## EMPLOYMENT HISTORY

Cozen O'Connor, Shareholder, Real Estate (2021-Present)

Silverstein Properties, Inc., Executive Vice President & General Counsel, (2006-2021)

Fisher Brothers, General Counsel, (2004-2006)

Related Companies, L.P., Vice President & Counsel (2002-2004)

Paul Hastings LLP, Senior Associate, Real Estate (2000-2002)

Battle Fowler LLP, Associate, Real Estate (1997-2000, until the firm was acquired by Paul Hastings LLP)

## TEACHING/ACADEMIC ACTIVITIES

- Adjunct Faculty, New York Law School (2019- Present)
- Course Title: *Real Estate Public/Private Joint Ventures*
- Course Description: This upper-level seminar provides students with an understanding of how real estate joint ventures work, focusing primarily on public-private partnerships. Students are given the opportunity to examine completed projects (e.g., the rebuilding of the World Trade Center after 9/11) and failed projects (e.g., the Amazon headquarters in Long Island City). This course provides students with a hands-on examination of the projects that a dynamic group of guest lecturers have been and are currently involved in. Students discuss emerging trends and are encouraged to debate how best to improve outcomes for the public and private sectors.

## COMMUNITY SERVICE AND PRO BONO ACTIVITIES

Harlem Educational Activities Fund (HEAF), Board of Trustees (2011-Present)

- HEAF is a Harlem-based nonprofit whose mission is to change the lives of young people in underserved communities by providing rigorous year-round individualized academic enrichment activities and social/cultural exposure.
- As a member of the Board, Jon helps set the strategic direction, provides oversight and counsel to the HEAF management team and staff, and

engages in fundraising to build HEAF's capacity and support core programmatic activities.

The Alexandra Korry Scholarship, Selection Committee (2020-Present)

- The Alexandra Korry Scholarship was established by HEAF to honor the extraordinary legacy of Alexandra Korry, a trailblazing lawyer, educator, and civil rights champion, who chaired HEAF's Board of Directors during its formative years.
- The Scholarship will be awarded annually to a promising student interested in pursuing a career in law, public service, or a related field. It includes a stipend toward expenses for undergraduate or graduate study and mentorship by the Korry Scholarship Committee members.
- As a founding and ongoing member of the Selection Committee, Jon is deeply engaged in fundraising, applicant outreach, candidate evaluation, and mentorship of awardees.

Smeal College of Business at The Pennsylvania State University, Real Estate Advisory Board, (2012-Present). Chairperson/Co-Chairperson (2014-2020), member of Nominating and Membership committees (2020-Present)

- Smeal College of Business offers undergraduate, graduate, and executive education programs to more than 6,000 students.
- The advisory board of the Borrelli Institute for Real Estate Studies includes business, law, government, and education professionals who have an interest in promoting real estate education and scholarship at Penn State.
- As an advisory board member, Jon plays a role in the development of programming as well as curricular and co-curricular activities. And each board member makes a financial commitment to support the Institute.

Forest Hills Stadium & West Side Tennis Club, Ad Hoc  
Redevelopment Committee Chair (2013-2022)

- Jon was a catalyst behind the rebirth of Forest Hills Stadium and West Side Tennis Club in Forest Hills, Queens.
- Having once served as the original site of the U.S. Open Tennis Championships and host to legendary musical acts such as the Beatles and Bob Dylan, the complex fell into disrepair after 1978 and, by 2011, was described in the press as a “crumbling ruin.”
- Over the subsequent decade, Jon dedicated countless volunteer hours to convincing stakeholders to come together to revitalize the concert space and complex. Jon negotiated a business deal that aligned the interests of the financing partners, concert promoters, developers, and property owners and built momentum behind a shared vision for a rebuilt concert and sports venue.
- Today, the outdoor concert space hosts 30 acts a year, from Mumford & Sons to Drake to Dolly Parton, while the tennis club has been able to redo the courts and expand its facilities. Jon is proud of having been able to bring together diverse parties to revive this historic outdoor urban resource.

**ATTACHMENTS**

Schedule A – Sample of Recent Representative Matters

**PERSONAL**

Please see: <https://www.cozen.com/people/bios/knipe-jonathan>

*Date of Birth:* 12/24/1970

*Hobbies:* Tennis and music

## Schedule A

### Recent Representative Matters

Represented a consortium of lenders in connection with the refinancing of 640 Fifth Avenue, a 300,000-square-foot mixed-use development facing Manhattan's storied Fifth Avenue retail corridor, owned by an affiliate of Vornado Realty Trust and Crown Acquisitions Inc. The financing included a senior Commercial Mortgage-Backed Securities (CMBS) mortgage loan in the amount of \$300 million originated by Morgan Stanley Bank, N.A., The Goldman Sachs Group, Inc., and the Bank of Montreal as well as a \$100 million mezzanine loan originated by Morgan Stanley Bank, N.A. and The Goldman Sachs Group. The project also included a complex ground lease arrangement that was designed in 1970 and that established an ownership structure utilizing practices since discontinued under the zoning code.

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Represented Safehold in connection with construction financing for a modular student housing project located at 1598 University Avenue in Berkeley, California. As lead transactional counsel for Safehold, the Landlord/Lender, Cozen O'Connor drafted and negotiated the purchase and sale agreement, ground lease, the development agreement, and related ancillary documents; construction loan documents; general contractor contract; and negotiating recognition agreements with the Preferred Equity Investor. Further, given that the project involves modular construction, a large portion of the development costs are budgeted for modular student housing units that will be fabricated off-site. Accordingly, Cozen O'Connor negotiated the modular unit subcontract and drafted and negotiated bespoke security agreements. This matter required complicated maneuvering to ensure that each capital source fit within the overall transaction structure.

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Represented Safehold, Inc., a publicly traded corporation that originates real property acquisition and ground lease transactions, in connection with a complicated and highly structured parcel assemblage, acquisition of parcels (from multiple third parties), and creation of a ground leasehold estate for The Hunter Apartments, a new, ground-up multifamily development in Colorado Springs, Colo. This transaction required innovative structures to balance the ground lessee's and leasehold lender's different interests.

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Represented Silverstein Capital Partners in 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.

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Represented the Cantor Silverstein Opportunity Zone Trust in the development and financing of 3.0 University Place, a 250,000 square foot life sciences, commercial lab, retail, and office building in West Philadelphia. This development supports Philadelphia's burgeoning life sciences sector and includes long-term space for established research institutions as well as a floor dedicated to pre-built "Growth Pods" with short-term and flexible leases for smaller-scale life science companies.

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Represented Safehold in a sale leaseback of VF Corp.'s headquarters in Denver, Colorado, home to VF's leadership team and six major outdoor brands, including The North Face, JanSport, Smartwool, Icebreaker, Altra, and Eagle Creek. To complete this project, the team negotiated a 99-year leaseback agreement, acquisition financing, and bridge financing. The final sale set a new record in price per square foot for office space in downtown Denver.

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Represented Morgan Stanley in a \$450M CMBS loan secured by a class-A office building in Washington D.C. that was fully leased by the U.S. General Services Administration.

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Represented Silverstein Properties in connection with hotel, office, and development-site acquisitions and financings, including the Four Seasons Hotel and Private residences site in Manhattan's Tribeca neighborhood, the Four Seasons Hotel site in Walt Disney World, the U.S. Bank Tower in downtown Los Angeles, the BNY Mellon Center in Philadelphia, and the Disney/ABC studio facilities on the west side of Manhattan.

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Represented Silverstein Properties in the redevelopment of Towers 3, 4, and 7 at the World Trade Center site after 9/11. Served in a leadership role in the financing (\$3.6 billion in tax exempt bonds were issued to finance the construction of the three towers), construction (6.5 million square feet of office and retail space), and leasing (anchor tenants included Moody's Corporation, the City of New York, the Port Authority of New York and New Jersey, and Group M).

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Represented the Related Companies in the development and financing of Time Warner Center, a mixed-use development featuring two 750-foot towers and a group of smaller buildings for a total of 2.1 million square feet. In addition to Time Warner's world headquarters and broadcast studios for CNN, the complex includes a 249-room Mandarin Oriental Hotel, 191 luxury condominium units, a galleria of upscale retailers, and a concert hall for Jazz at Lincoln Center. The total development cost was \$1.7 billion, including a \$1.3 billion construction loan.

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