

# Bob Baradaran

**Managing Partner**

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Bob Baradaran is Greenberg Glusker's Managing Partner and is a member of the firm's Real Estate Group.

Bob has over 25 years of experience in the real estate industry acting as outside counsel to developers and investors across the U.S. in virtually every commercial real estate product type (i.e. multi-family, mixed-use, hospitality, office, retail and industrial), executing on equity and debt investments totaling in excess of \$20B.

In addition to his real estate transactional work, Bob serves as outside general counsel to numerous companies, funds, family offices, and high-net-worth entrepreneurs in the real estate, hospitality, technology and entertainment industries, including being actively involved in managing high stakes complex litigation, restructuring, and corporate matters for his clients.

## Awards

- *Los Angeles Business Journal*, LA 500, 2019–2026
- *Best Lawyers in America*®, Real Estate Law, 2017–2027
- *Southern California Super Lawyers*, 2019–2026
- *L.A. Times Studios*, Commercial Real Estate Visionaries, 2023
- *Daily Journal*, California's Top 10 Innovative Corporate Lawyers, 2015
- *Law360*, MVPs of the Year, 2014
- *Daily Journal*, California's Top Attorneys, 2014
- *Daily Journal*, California's Top 100 Attorneys, 2014
- *Daily Journal*, Top Entertainment Attorney in California, 2014
- *Los Angeles Business Journal*, Who's Who in L.A. Law, 2013

## Bar Admissions

## Services

- Real Estate
- Restructuring & Loan Workout
- Acquisitions & Sales
- Corporate Financing Transactions
- Opportunity Zones
- High-End Residential
- Retail & Hospitality

- California

## Education

- University of Southern California Gould School of Law (J.D., 1996)
  - University of Southern California Marshall School of Business (B.S., 1993)
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## Representative Transactions

- Currently working on a 3,000-acre hospitality, residential and entertainment master development project in the Dominican Republic.
- Special counsel that helped negotiate the Development Agreement for the development of a \$1 billion Cheval Blanc luxury hotel on Rodeo Drive in the heart of the Beverly Hills golden triangle business district.
- On behalf of the City of Beverly Hills, negotiated one of the richest development agreements on record in favor of any municipality for the development of a 1.3 million square foot \$4 billion Foster + Partners designed luxury hotel, retail and condominium project, One Beverly Hills, which will include approximately \$2 billion in direct public benefit to the City of Beverly Hills over the next 30 years.
- Handled the purchase of a \$200 million office building in the Beverly Hills "Golden Triangle" for StarPoint Properties.
- Handled the sale of a \$250 million nationally branded, 800+ room hotel in Northern California.
- On behalf of Lew Wolff and Wolff Sports Investors LLC, successfully negotiated the private sale of the controlling ownership and operations of the Oakland Athletics Major League Baseball (MLB) franchise, ensuring a seamless transition in the controlling ownership and operations of the club. See [press release](#).
- On behalf of the City of Beverly Hills, negotiated one of the richest development agreements with the Dalian Wanda Group for the development of a \$1.6 billion luxury hotel and condominium project. In what city officials call the "best development deal Beverly Hills has ever had," One Beverly Hills will bring in \$820 million for Beverly Hills over the next 30 years.
- Served as lead transactional counsel on the \$2 billion sale of the Los Angeles Clippers franchise to Microsoft's former CEO, Steve Ballmer.
- Handled the sale of a \$100 million+ hotel development site, across from the Staples Center, to a Chinese investor.
- Represented a hospitality firm in the \$100 million refinancing of a Fairmont hotel.
- Advised Major League Soccer franchise, San Jose Earthquakes, in the construction of their \$90 million stadium.
- Represented the Oakland Athletics baseball franchise in the acquisition and development of approximately 140 acres of land for a new baseball stadium and entertainment and residential project.
- Represented Rhythm & Hues, Inc. in a wide variety of matters including corporate, restructuring, entertainment, employment and real estate.
- Guiding a major media firm through the evaluation of options for their real estate holdings and its role in the future development of the company.
- Represents one of the world's top poker players in a variety of business ventures.
- Represented StarPoint Properties LLC in connection with claims to recover money

arising out of the Namco Capital Group/Ezri Namvar bankruptcy.

- Represents buyers in the acquisition of distressed debt.
- Represented a client in the acquisition of a 200,000 square-foot office complex in El Segundo, California.
- Represents borrowers in the negotiations with CMBS loan servicers to restructure conduit loans secured by real property assets.
- Represented a client in the disposition of a Westin branded hotel in a \$175 million sale transaction, and also represented a client in the refinancing of a Marriott branded hotel in a \$55 million financing transaction.
- Represents Costco Wholesale Corporation in the acquisition and development of general merchandise retail facilities in the Western United States.
- Represented The Sports Club/LA in the sale of its health clubs, businesses, and related real estate assets to Equinox.
- Represented Monrovia Nursery Company, one of the largest nursery growers in the United States, in the sale of approximately 518 acres of its real property in Azusa, California for a purchase price in excess of \$200 million.
- Represented one of the largest golf course owners in the United States in the disposition of a portfolio of golf courses in South Carolina.
- Represented a buyer in the syndication, acquisition and financing of two residential projects totaling 442 units, which involved one tier of senior conduit debt, and two tiers of private equity debt, allowing the client to leverage approximately 90 percent of the acquisition price.
- Represented a landlord in the lease of 110,000 square feet of retail space to Home Depot, and represented a landlord in the lease of a 100,000 square foot manufacturing facility to a publicly traded company.
- Represented one of the largest privately held owners of government occupied office buildings in the United States in the acquisition of two Class A office building projects in California and Washington state, for an aggregate purchase price in excess of \$100 million.
- Represented an owner of a 450,000 square foot office complex in California in the refinancing and the subsequent sale of the property.