



## William Lang

Partner

New York  
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**Bill represents clients in the real estate industry in connection with acquisitions and dispositions of properties in all asset classes, commercial leasing of both office and retail from both the landlord and tenant sides, and real estate financing representing both lenders and borrowers.**

On the leasing side, Bill represents landlords, tenants, sublandlords, and subtenants in connection to office leases and subleases, as well as retail leases for national retailers. With respect to acquisitions and dispositions, he represents buyers and sellers of commercial properties across all asset classes. On the lending side, Bill represents lenders and borrowers in connection with complex real estate financings (including both mortgage and mezzanine loans) related to the acquisition, construction, or refinancing of commercial properties throughout the United States.

Bill has also represented various financial institutions in connection with restructurings of distressed assets including workouts, forbearance agreements, notes sales, deed-in-lieu of foreclosure agreements, and litigation related to foreclosures of real property.

## Key Matters

- Acts as leasing counsel in connection with all leasing (retail and commercial) at 747 Third Avenue, 767 Third Avenue, 777 Third Avenue, 437 Madison Avenue, and 2 Gansevoort Street located in New York City
- Acts as national leasing counsel for Barry's Bootcamp
- Acts as national leasing counsel for Dig Inn Restaurant Group
- Represents WeWork in connection with various tenant leases in New York City and in other locations throughout the U.S.
- Represents AWH Partners in connection with the acquisition, financing and disposition of various hospitality assets located throughout the U.S.
- Represents multiple real estate funds in connection with the origination of mortgage loans on various properties throughout the U.S., including:
  - shopping malls in New York and Maryland;
  - office buildings in suburban Pennsylvania, Texas, New York, and California;
  - hospitality assets in Nevada, Florida, and Wyoming;
  - industrial properties in North Carolina and Florida; and
  - multi-family properties across the U.S.
- Represented CUNY in connection with the acquisition of a portion of a large office building in Queens, New York, which was converted into a condominium for the relocation of its law school
- Represented small hotel group in connection with purchase of the Maidstone Arms Inn and Restaurant in East Hampton, New York
- Represented real estate family in the purchase and financing of 6 Times Square located in New York City
- Represented an investment partnership in the purchase and financing of the leasehold to 333 Rector Place located in New York City
- Represented real estate family in purchase of a block of 80 condo units in a residential condominium in South Miami, Florida
- Represented foreign bank in connection with its lease of approximately 135,000 square feet at 7 World Trade Center located in New York City
- Represented trading company in connection with its lease of approximately 25,000 square feet of space at 417 Fifth Avenue located in New York City
- Represented bank in connection with a deed-in-lieu of foreclosure for a condominium project located in Glens Falls, New York
- Represented special servicer in connection with a sale of a \$250,000,000 note and mortgage on a property located in New York City
- Represented special servicer in connection with various foreclosure actions on properties located in New York City and Long Island

## Recent Experience

Ellington Financial and Arlington Asset Investment Corp. Announce Definitive Merger Agreement

Terold Acquisition of Majority Stake in WX Brands

Stellax Capital Management Acquisition of Country Fresh

BlackBern Partners' Formation of Value Foodservice LLC

## Recognitions

- *Best Lawyers*®: Real Estate Law (2023–2024)
  - *Lawyers Alliance for New York*, Cornerstone Award, which honors outstanding pro bono legal services to nonprofits (2017)
  - The Legal Aid Society of New York with the “Pro Bono Publico Award” (2004, 2005, 2008, 2009, 2011, 2012, and 2014)
  - *Who's Who Legal*, Commercial Real Estate Law
  - *Long Island Business News* (2012)
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## Activities

- Member, New York State Bar Association
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## Credentials

### EDUCATION

Bill received a B.A in Philosophy and English from Fordham University in 1997. He received his J.D., from Brooklyn Law School in 2001 where he served as Research Editor of the *Brooklyn Journal of International Law*.

### ADMISSIONS

- New York

## Related Insights & News

- Tax Credit Property Dispositions in 2011 – Presented on December 9, 2011
- Tax Credit Property Dispositions in 2010: Unlocking Value and Seizing Opportunities at Year 15 and Beyond – Presented on November 9, 2010
- Tax Credit Property Dispositions in 2009: Unlocking Value and Seizing Opportunities at Year 15 and Beyond – Presented on October 25, 2009
- The Art of Subleasing: What Every General Counsel in New York City Should Know – Presented on March 12, 2009
- Tax Credit Property Dispositions in 2008: Obligations and Opportunities Through Year 15 and Beyond – Presented on November 20, 2008
- Legal Essentials of Commercial Leasing Workshop – Presented in cooperation with the Legal Aid Society on August 13, 2008 and January 31, 2013

- When subprimes lead to subleases: You better get it right,” David Portal and William X. Lang, Real Estate Weekly, June 25, 2008
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## **RECOGNITIONS**

Winston Attorneys Recognized in *The Best Lawyers in America*® 2024

AUGUST 17, 2023

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## **PRO BONO IN ACTION**

Winston Helps Wounded Warrior Take Possession of Smart Home

AUGUST 9, 2023

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## **NEWS**

2022 Pro Bono Impact Report

MAY 1, 2023

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## **RECOGNITIONS**

Winston & Strawn Attorneys Recognized in *The Best Lawyers in America*® 2023

AUGUST 18, 2022

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## **PRO BONO IN ACTION**

Winston & Strawn Helps Bring NYC’s Pride Island Back to Life

AUGUST 16, 2022

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## **RECOGNITIONS**

Winston Receives NYSBA President’s Pro Bono Large Law Firm Award

MAY 2, 2022

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## **NEWS**

2020-2021 Pro Bono Impact Report

2020-2021

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## **CLIENT ALERT**

Simon Says: The Gap Owes Millions in Unpaid Rent

JUNE 5, 2020

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## **PRO BONO IN ACTION**

Pro Bono Reporter – Fall 2018

FALL 2018

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## **RECOGNITIONS**

Bill Lang Receives Lawyers Alliance for New York's 2017 Cornerstone Award for Pro Bono Service  
NOVEMBER 9, 2017

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**PRO BONO IN ACTION**

Pro Bono Reporter – Summer 2016

SUMMER 2016

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**CLIENT ALERT**

Changes to the Minimum Standards for ALTA/NSPS Surveys

FEBRUARY 24, 2016

## Capabilities

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Finance

Real Estate