

Manuel Fishman

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Manuel Fishman is a Shareholder in the firm's Real Estate Practice Group in San Francisco. Mr. Fishman focuses his practice on representing real estate developers, owners and secured lenders in the acquisition, sale and financing of commercial properties. In addition, he has an active leasing practice representing owners of several major office buildings in San Francisco, including the Transamerica Pyramid, as well as tenants in lease and sublease transactions. His expertise includes letters of intent, tenant improvement work agreements, security deposits/letters of credit, signage rights, expansion and contraction rights, permitted transfers, operating expense audits and lender and master landlord recognition agreements. Mr. Fishman maintains close relationships with the real estate brokerage community and utilizes these relationships to provide clients with market based information important to their existing and prospective real estate requirements. Mr. Fishman also has extensive experience in the area of ground leasing and retail leasing and is recognized as a leading attorney in the area of landline and wireless communications and Internet-based services in commercial properties and rooftop installations.

Mr. Fishman represents clients in equity structuring for, and the acquisition of, distressed properties and real property secured debt, including the formation of single purpose entities and joint ventures. The clients he represents invest regionally with various joint venture partners in a variety of property types, and these transactions present unique structuring and project management issues. Mr. Fishman has negotiated numerous construction management, project development and property management agreements relative to ground up development projects, as well as all types of easements and other adjoining owner agreements.

Recent Publications & Presentations

- "Shopping Centers and Free Speech," *Commercial Property Executive*, August 5, 2015
- "Wireless Technology & Commercial Real Estate," Buchalter Nemer *Video Blog*, June 3, 2015
- "Real Estate: An Introduction to Leasing For Start-Ups," Buchalter Nemer *Tech Industry Bulletin*, March/April 2015
- "Water and Energy – A New Cost Model," *Commercial Property Executive*, April 8, 2015
- "Are Your Contracts Set Up for Electronic Signatures?" *Commercial Property Executive*, February 4, 2015
- Co-Author, "Title 24: What the Future of Energy Efficiency Regulations Means for Commercial Landlords and Tenants," *BOMA Views*, Fall 2014
- "As 2014 Comes to a Close, Start Planning for 2016," *Commercial Property Executive*, November 20, 2014
- "Estoppel Certificates: Achieving Certainty," *Commercial Property Executive*, October 15, 2014
- "Office Leasing and Airline Reservations," *Commercial Property Executive*, August 20, 2014
- "Prepare for Q4 in the Summer," *Commercial Property Executive*, July 16, 2014
- "Is It a Bubble Yet? Reflections on the Current State of CRE," *Commercial Property Executive*, May 21, 2014
- Commentary, "Environmental Friendliness More Than a Perk For CRE," *Law360*, May 20, 2014
- Commentary, "3 Tips For Doing Real Estate Deals With Foreign Investors," *Law360*, March 31, 2014
- "Beware of Estimates in Letters of Intent," *GlobeSt.com*, February 6, 2014
- "Estimates in Letters of Intent Can Come Back to Bite," Buchalter Nemer *Client Alert*, January 2014
- "San Francisco's Real Estate Office Market: A 2013 Update," Jewish Community Federation's Business Leadership Council, November 19, 2013, San Francisco, CA
- Interview, "Rainmaker Q&A: Buchalter Nemer's Manny Fishman," *Law360*, August 29, 2013

- "Legal Update: How to Incorporate the New Disability Access Disclosure Requirements in Commercial Leases and What to Consider in Determining Whether to Perform a CASp Inspection," *Calbar.org Real Property Law Section E-Bulletin*, June 2013
- "The San Francisco Gross Receipts Tax - Challenges & Opportunities for Commercial Property Owners, Brokers and Service Providers," Reubin Junius & Rose Real Estate Roundtable, San Francisco, CA, May 9, 2013
- "New Laws Affecting Real Estate Receiverships," California Receivers Forum, San Francisco, CA, May 9, 2013
- "Corporate Governance and Practice," Stanford University School of Law, March 6, 2013
- "California SB 1186 – Revisions to California Statutory Scheme for Disability Access," CBRE, Cassidy Turley and Cushman & Wakefield brokers, January and February 2013
- "San Francisco Gross Receipts Tax – Opportunities and Challenges Ahead," CBRE, BOMA Membership, February 2013
- "Not All Taxes Are Created Equal," BOMA membership article on implementation of San Francisco Gross Receipts Tax, November 2012
- "The World is Going Mobile - What About Your Building?" BOMA Views, Summer 2012; *National Real Estate Investor*, August 15, 2012

Mr. Fishman is the Building Owners and Managers Association (BOMA) of San Francisco's representative to the BOMA California Board of Directors, the statewide umbrella association representing commercial building owners and managers in California. He is the current Chair of BOMA San Francisco's Government Affairs and Policy Advisory Committee (GAPAC). He served on BOMA San Francisco's Board of Directors from 2003–2006, and was the recipient of the 2006 Associate Member of the Year from BOMA San Francisco. Mr. Fishman is also a member of the International Council of Shopping Centers and the Real Property Sections of the American Bar Association and the State Bar of California.

Most recently, Mr. Fishman has been recognized as a 2016 Best Lawyer in America™ in Real Estate Law, an honor he has received since 2007, and recognized as a 2014 Top Rated Lawyer by American Lawyer Media in conjunction with Martindale Hubbell. He has also been recognized as a Northern California Super Lawyer from 2012-2015 and as one of Bay Area Magazine's "Top Lawyers in the Bay Area."

He lectures frequently on office and shopping center leasing matters.

Mr. Fishman earned his J.D., *magna cum laude*, at Santa Clara University School of Law in 1982 and his B.A. at the State University of New York at Purchase in 1975.

Areas of Practice

Real Estate
Real Estate Purchase and Sale
Real Estate Secured Transactions
Leasing
Solar & Renewable Energy
Telecommunications License Agreements
Riser and Rooftop Management

Bar Admissions

California

Court Admissions

U.S. District Court for the Northern District of California
U.S. District Court for the Eastern District of California
U.S. Court of Appeals for the Ninth Circuit



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