



## Blaine S. Schwartz | Partner

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Attorney Blaine S. Schwartz is a partner in the [Real Estate](#) practice group at Lippes Mathias LLP. Blaine brings a wealth of experience to the law firm's commercial real estate clients. He joined the law firm after 14 years as Senior Counsel for the largest privately owned commercial real estate developer in the United States.

Blaine is known for his wide-ranging experience with commercial real estate transactions and for his creative problem solving involving complex commercial real estate issues and loan work-outs. He regularly negotiates complex real estate agreements and sophisticated loan documents along with structuring IRS Section 1031 tax deferred exchanges. He has also drafted and reviewed construction, architect, and engineering contracts for projects ranging in size from \$1 million to more than \$100 million.

Blaine has extensive experience in efficiently and creatively structuring, negotiating and documenting all types of commercial real estate transactions. He has represented buyers and sellers in sophisticated financings along with the acquisition, sale, development, planning, construction, and leasing of vacant land, retail shopping centers, student housing projects, religious buildings, shopping malls, office buildings, warehouses, industrial complexes, hotels, solar projects, lifestyle communities, housing developments, and apartments throughout the United States. Blaine also helped to structure, negotiate, close, and finance a number of complex, multi-property transactions – one of which included the sale of 110 properties in a single transaction, for \$2.25 billion. For his renewable energy clients, Blaine has drafted and negotiated Purchase and Sale Agreements, leases, Engineering, Procurement, and Construction (EPC) contracts, among other project documents, and has advised on title, survey, and site control issues.

Prior to joining Lippes Mathias, Blaine worked as the news director for

## CAPABILITIES

Real Estate  
 Renewable Energy  
 Higher Education  
 General Counsel Services

WCMF Radio in Rochester, NY and as a news anchor for WMMS-FM in Cleveland, OH. He was also a Midwest stringer reporter for NBC radio news and National Public Radio.

## **EDUCATION**

- Cleveland State University College of Law, J.D., 1982
- State University of New York at Brockport, B.S., 1975

## **HONORS & AWARDS**

- *Upstate New York Super Lawyers*®, 2013, 2016-2024
- *The Best Lawyers in America*©, 2014-2025
- *Chambers USA: America's Leading Lawyers for Business*, Real Estate (Upstate New York)

## **PROFESSIONAL ASSOCIATIONS**

- Bar Association of Erie County

## **COMMUNITY INVOLVEMENT**

- Jewish Family Service of Buffalo & Erie County, Immediate Past Chairman of the Board of Directors
- Jewish Federation of Greater Buffalo, Member of the Board of Trustees and the Executive Committee

## **ADMITTED TO PRACTICE**

- New York
- Ohio