



John V. Galluccio

Partner

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In his national real estate law practice, John helps clients capitalize on emerging opportunities ranging from complex 1031 acquisitions and dispositions to construction financings and retail leases.

With nearly two decades of experience in all aspects of real estate law, John concentrates his practice on construction financing, acquisitions and distressed debt dispositions. In the area of leasing, he assists a national roster of landlords and tenants in preparing and negotiating lease agreements for office, industrial, and retail properties.

As a strategic legal adviser, John stays at the forefront of emerging market trends to help clients leverage new techniques and opportunities as well as avoid potential risks. He advises on compliance requirements for like-kind exchange transactions to ensure tax-deferred treatment under IRC Code Section 1031. He also guides the structuring of these exchanges from a real estate perspective.

Frequently quoted on commercial real estate topics, John was a guest instructor at the New Jersey Redevelopment Authority's Redevelopment Training Institute.

Services

- Real Estate
- Construction

Representative Matters*

- Represented a property management company in the sale of three apartment complexes in New Jersey and subsequent like-kind exchange acquisitions of 10 restaurants and retail stores in California, Florida, Missouri, Ohio, Oklahoma, Oregon, South Carolina and Texas using proceeds from the sales of the apartment complexes.
- Structured transactions qualifying for like-kind exchange tax treatment under IRC Code Section 1031 involving the sale of movie theater properties in the tri-state area and the subsequent purchase of additional investment properties using assets from the sale.
- Negotiated several leases for a shared workspace leasing company of more than 100,000 aggregate square feet for purposes of subleasing to mid-sized company tenants in the New York office space marketplace.
- Represented a packaging and warehousing company in negotiating the sale and lease back of more than 125,000 rentable square feet of space within three buildings in New Jersey.

- Representing a financial technology company as a tenant in negotiating a full floor lease of 17,500 square feet of office space in New York City, (including exclusive rights to a terrace on the floor being renovated and leased), as well as multiple executed expansion options for adjacent leased and licensed space.
- Representing a Fortune 500 commercial data and analytics company in the negotiation and handling of all company owned and leased real estate matters, including the sale of a three-floor, 150,000-square-foot office building in Parsippany, New Jersey and a related office lease of space in Short Hills, New Jersey, as well as over 100,000 square feet of leased and subleased office space nationally.
- Handled the real estate aspects of a swimming pool equipment manufacturer's divestiture of more than 150,000 square feet of warehouse space in New Jersey, as well as the ground leasing of an additional 600,000 square feet of warehouse space nationally.

* Results may vary depending on your particular facts and legal circumstances.

Before Fox Rothschild

Prior to joining Fox Rothschild, John was a partner in the real estate practice of a Northeast regional law firm.

Beyond Fox Rothschild

John has led trainings and provided insights on various commercial real estate topics, including featured commentary in *Financier Worldwide* on the outlook for the real estate sector's forthcoming opportunities and challenges. He was also a guest instructor at the New Jersey Redevelopment Authority's Redevelopment Training Institute, where he lectured on key aspects and issues involved in acquisitions and dispositions and complex leasing transactions.

Active in his community, John is a member of the executive advisory committee of Habitat for Humanity Newark, an organization he has represented for more than a decade in the acquisition, development and sale affordable housing units. He is a member of the Closter Lions Club, the Bergen County of a national charitable organization that boasts 1.35 million members in 206 different countries. John was named an Empire State Counsel Honoree in recognition of his pro bono service.

Bar Admissions

- New Jersey
- New York

Education

- Fordham University School of Law (J.D., 1998)
- Yale University (B.A., 1995)

Memberships

- American Bar Association
- Habitat for Humanity Newark
 - Executive Advisory Committee
- International Council of Shopping Centers
- Lions Club International, Closter Branch
- New Jersey State Bar Association, Real Property Section
- New York State Bar Association, Real Property Section

Honors & Awards

- **Selected to the *Chambers USA* list of ranked attorneys for Real Estate Law in New Jersey (2025)**
This award is conferred by Chambers & Partners. A description of the selection methodology is [available here](#). No aspect of this advertisement has been approved by the Supreme Court of New Jersey.
- **Habitat for Humanity Newark & Greater Elizabeth, Golden Hammer Award (2016)**