



Julius J. Suarez

Partner

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Jay advises clients on the acquisition, disposition, leasing, and financing of commercial real estate.

He has represented both purchasers and sellers in connection with deals involving office buildings, industrial complexes, shopping centers and warehouses.

Jay has experience in securing construction loans, as well as ancillary financing and the structuring of joint ventures for investment in commercial real estate. He has also worked with developers on a variety of commercial, residential and mixed-use projects.

Services

- Real Estate

Beyond Fox Rothschild

Jay remains active with his alma mater, Rutgers Law School, where he assists with the Minority Student Program in a variety of ways to help law students in underrepresented groups to find a career path. He coaches students in interviewing skills, reviews resumes and writing samples, and regularly speaks on panels about his own work as a transactional lawyer.

Before Fox Rothschild

Prior to joining Fox Rothschild, Jay was a judicial law clerk to the Honorable Ellen L. Koblitz, J.A.D. at the New Jersey Appellate Division.

During law school, Jay was a summer associate and a first-year law clerk at Fox. He also worked as a judicial intern for the Honorable Esther Salas of the U.S. District Court for the District of New Jersey.

While at Rutgers Law School, Jay served as managing editor of the *Rutgers Law Review*, published his note in the *Rutgers Business Law Review* and co-founded and served as correspondence chair of the I Have a Dream Networking Organization. He was also a teaching associate in the Legal Analysis, Writing & Research Skills Program, providing extensive feedback on the written assignments of first-year students; and a teaching facilitator for the Minority Student Program, providing academic support and legal skills development for a diverse group of students in the areas of contract and property law. Upon graduating, Jay was elected to the Order of the Coif.

Prior to law school, Jay obtained a bachelor's degree in both economics and political science from Stony Brook University. In addition, he was a sales representative for a telecommunications company and a model recruiter for a modeling development agency.

Jay grew up in Staten Island, New York.

Bar Admissions

- New Jersey
- New York

Education

- Rutgers Law School (J.D., *cum laude*, *Order of the Coif*, 2015)
- Stony Brook University (B.A., 2012)

Languages

- Tagalog

Honors & Awards

- **Selected to the “Ones to Watch” list for Real Estate Law in Morristown, NJ (2021-2026)**
This award is conferred by Best Lawyers. A description of the selection methodology is [available here](#). No aspect of this advertisement has been approved by the New Jersey Supreme Court.

Acquisitions and Dispositions

- Representation of the purchaser in connection with the acquisition of an approximately 1,000,000 square foot industrial warehouse in Palmetto, Georgia.
- Representation of the purchaser in connection with the acquisition of an approximately 400,000 square foot industrial complex in Bergen County, New Jersey.
- Representation of the purchaser in connection with the acquisition of an approximately 360,000 square foot shopping center in Pennsylvania.
- Representation of the seller in connection with the sale of an approximately 115,000 square foot office building in Roseland, New Jersey.
- Representation of the purchaser in connection with the acquisition of 75,000 square feet of commercial property in Jersey City, New Jersey.
- Representation of the seller in connection with the sale of an approximately 70,000 square foot office building in Fort Lee, New Jersey.

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

Financing

- Representation of the borrower in connection with the refinancing a \$130,000,000.00 construction loan secured by a mixed-use redevelopment project in northern New Jersey.
- Representation of the borrower in connection with a \$100,000,000.00 construction loan secured by an industrial project in Bayonne, New Jersey.
- Representation of the lender in connection with the restructuring of a loan secured by a residential project in Hudson County, New Jersey.
- Representation of the borrower in connection with the refinancing of a loan secured by an approximately 140,000 square foot shopping center.

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

Leasing

- Representation of the landlord in connection with a commercial lease for the leasing of over 250,000 square feet of space.
- Representation of the landlord in connection with long-term leases in a mixed-use redevelopment project in northern New Jersey.
- Representation of various landlords in connection with long-term leases for office complexes located throughout New Jersey.

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

Development and Redevelopment

- Representation of a real estate developer in connection with the redevelopment of a 116-acre corporate campus in northern New Jersey into a mixed-use commercial project.
- Representation of a real estate developer in connection with the development of a 60-acre commercial project in Morris County, New Jersey.
- Representation of a real estate developer in connection with the formation of a commercial retail condominium in Essex County, New Jersey.
- Representation of a real estate developer in connection with the acquisition of numerous vacant properties throughout New Jersey and Pennsylvania for development as multi-family projects.

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

Corporate Governance

- Representation of the real estate sponsor in connection with the structuring of a programmatic joint venture for the acquisition and development of self-storage facilities nationwide.
- Representation of real estate investors in connection with the structuring of investment vehicles for the purchase and development of multi-family projects throughout New Jersey, New York and Texas.

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