



Mary Therese O'Sullivan

Partner

mosullivan@foxrothschild.com



New York, NY
Tel: 212.905.2311
Fax: 212.692.0940



Morristown, NJ
Tel: 212.905.2311

Mary handles a variety of legal matters related to real estate. Her practice focuses on complex commercial transactions, including sales, acquisitions, development, ground leasing and commercial leasing across all asset classes.

She represents owners, purchasers, sellers, developers, landlords and tenants in industrial, office, retail, residential and special-use transactions, throughout the United States. Mary has successfully negotiated leases for millions of square feet of build-to-suit and triple net industrial warehouse, office and retail space throughout the country.

Mary's experience includes:

- Counseling clients on a broad range of real estate matters.
- Preparing and negotiating purchase and sale agreements, amendments to purchase and sale agreements and other related documents.
- Preparing and negotiating leases, lease amendments and other lease-related documents, including lease termination agreements, subleases, lease assignments and use/occupancy agreements.
- Performing a variety of due diligence in connection with the sale, acquisition or leasing of properties, including reviewing title and survey documents.
- Reviewing, analyzing and drafting subordination, non-disturbance and attornment agreements.
- Reviewing and preparing letters of intent.

Mary also handles a range of corporate matters and provides legal guidance to clients on business options and facilitating company growth.

Services

- Real Estate
- Corporate
- Environmental, Social & Governance (ESG)

Before Fox Rothschild

Mary was a summer associate in Fox's New York office, where she researched legal issues and assisted in the writing and drafting of various documents.

She previously served as a judicial intern for the Honorable Claire C. Cecchi and the Honorable Patty Shwartz, both of U.S. District Court for the District of New Jersey.

While in law school, Mary served as editor-in-chief of the *Rutgers Race & the Law Review* and was a teaching assistant in Rutgers' Legal Research and Writing Department. Mary was a member of the Rutgers Moot Court Board. She also was a student volunteer for the Rutgers Bankruptcy Pro Bono Project, where she filed consumer bankruptcy petitions and filled out bankruptcy forms for pro bono clients. Mary served as a NJ Leep Mock Trial coach at North Star Academy, a charter school in Newark, New Jersey.

Prior to her legal career, Mary taught second grade in the Washington, D.C. public school system and was a teaching fellow for D.C. Teaching Fellows. While in college, she studied abroad at Bucknell in Northern Ireland, focusing on the psychological effects of segregated education on primary school students.

Honors & Awards

- **Selected to the “Ones to Watch” list for Real Estate Law in New York, NY (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 Supreme Court of New Jersey.
- **GA Moore Jr. Prize, Most Distinguished Work in Employment Discrimination Law (Rutgers School of Law – Newark)**
- **Recipient of Rutgers School of Law – Newark Pro Bono Award (Rutgers School of Law – Newark)**
- **Kenneth G. Langone Scholar (Bucknell University)**
- **John P. Dunlop Commitment to Excellence Award (Bucknell University)**

Bar Admissions

- New Jersey
- New York

Education

- Rutgers Law School (J.D., 2013)
- Bucknell University (B.A., 2009)