StradleyRonon

Christopher W. Rosenbleeth

Partner -- Chair, Finance and Real Estate

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Christopher Rosenbleeth represents banks and other lenders, equity investors, developers, corporate clients, and strategic and financial investors in their real estate, finance and investment activities. Chris is a member of the firm's board of directors and chair of the firm's finance and real estate practice.

With a versatile practice, Chris advises secured lenders — including commercial banks and non-bank lenders such as debt funds — in acquisition, real estate development and construction, dividend recapitalization, asset-based and other financing transactions.

Chris regularly counsels commercial real estate owners and corporate clients in connection with their acquisition, financing, leasing and disposition of real estate, including in joint venture structures. He is known for applying practical approaches that help clients safely invest money using the best available vehicles. He also advises clients on implementing restructuring projects involving multinational enterprises, including post-acquisition integrations, pre-spinoff or divestiture restructurings, and supply chain restructurings.

Featured Representative Matters

Real Estate Finance

- Represented numerous banks and other lenders in connection with the closing of construction and bridge loans totaling in excess of $3 billion.
- Represented a large regional bank, as administrative agent, in connection with a $95 million construction loan secured by a branded short-term-stay apartment project, which included two tiers of preferred equity and associated complex intercreditor issues.
- Represented a publicly traded real estate investment trust in connection with construction loans for various projects, including a build-to-suit office building and a mixed-use high-rise tower that includes multifamily, office/lab space and retail.

Transactional Real Estate

- Represented a university in connection with its acquisition of numerous parcels of real estate and its leasing activities in furtherance of its educational mission.

Services

- Real Estate
- Financial Services
- Finance
- Retail Alternative Funds
- Commercial Lending
- Corporate

Education

- Rutgers University School of Law – Camden (J.D., *cum laude*)
- Loyola College in Maryland (B.A.)

Admissions

- Pennsylvania
- New York
- New Jersey

- Represented a university in connection with terminating a long-term ground lease and acquisition of the related improvements in a tax-efficient structure.
- Represented a university health system in connection with its acquisition and disposition of numerous parcels of real estate.
- Represented owners and operators of real estate in their leasing activities, including industrial, office and retail asset classes.
- Represented a fee developer in connection with its entering into a joint venture and development agreement for the redevelopment of the iconic Wanamaker Building.
- Represented a publicly traded real estate investment trust in connection with its joint venture disposition of 13 office buildings in the Mid-Atlantic region and related debt financing.
- Represented a publicly traded real estate investment trust as master developer in connection with a planned $5 billion transit-oriented, mixed-use development in Philadelphia.
- Represented a developer in connection with a so-called “74-26” transaction in which the developer sold a 74% equity interest in the owner of a Class A mixed-use development consisting of 200-plus apartments and a child care center.

Finance

- Represented a public company in a $125 million senior secured credit facility involving both domestic and foreign entities and currencies and a $125 million private debt placement and shelf facility.
- Advised a publicly traded snack food manufacturer in connection with its credit facilities and subsequent workout with creditors.
- Represented a leading middle-market private equity company in connection with a revolving credit facility for a newly acquired portfolio company in the investment management industry.
- Represented a privately held recycling business in obtaining a $40 million revolving credit and $13 million term loan.
- Represented a manufacturing concern in connection with a $25 million revolving credit facility and a $6 million term facility for working capital.
- Represented the senior agent and lender in an $85 million senior secured credit facility in connection with a private equity fund’s leveraged buyout of a food distribution business.
- Represented a national bank in a $30 million exit financing, including a complex intercreditor structure and a total debt structure exceeding $250 million.
- Advised the senior lender in a $17 million senior secured credit facility in connection with a private equity fund’s leveraged buyout of a circuit board manufacturer.
- Advised a large regional bank in connection with approximately $48 million in credit facilities in connection with a leveraged equity buyout.
- Represented a leading middle-market private equity firm in financing its leveraged buyout of a manufacturer, including an aggregate amount of $44.5 million of senior and mezzanine debt.
- Represented a multinational corporation in the successful post-acquisition integration and reorganization of global treasury operations, including project management of the efforts of three global law firms across two dozen countries and operating companies.
- Advised investors in connection with various private investments in hedge funds and private equity funds totaling in excess of $1 billion.

Community Impact

A recognized leader in his field, Chris is a fellow of the American College of Real Estate Lawyers. Chris also dedicates time and knowledge to further the real estate industry as a member of the Urban Land Institute Philadelphia's advisory board and the CREDA (Commercial Real Estate Development Association)'s government affairs and content committees. He also sits on the board of directors for the Central Philadelphia Development Corporation, a vehicle for planning, advocacy and civic engagement in initiatives that enhance the competitiveness of Center City Philadelphia.

An avid supporter of his children's sports teams, Chris is a former president of South Jersey Youth Boys' Lacrosse League and coaches several youth soccer and lacrosse teams.

Memberships

- Member, Board of Directors, CREDA (Commercial Real Estate Development Association)
- Member, Board of Directors, Central Philadelphia Development Corporation
- Member, Advisory Board, Urban Land Institute Philadelphia
- Member, Government Affairs Committee and Content Committee, CREDA (Commercial Real Estate Development Association)
- Fellow, American College of Real Estate Lawyers

Recognitions

- *The Legal 500* US Elite (Tier 1: Philadelphia: Real Estate) (2026)
- Most Effective Dealmakers, *The Legal Intelligencer* (2023)
- Real Estate Dealmakers, *Philadelphia Business Journal* (2021)
- Best of the Bar: Philadelphia's Top Lawyers: Real Estate, *Philadelphia Business Journal* (2018)

Featured Speaking Engagements

- Presenter, "Liability Management in Financing Transactions: Navigating Drafting Pitfalls & Securing Strong Agreements," Association of Corporate Counsel of Greater Philadelphia In-House Counsel Conference
- Panelist, "Future of Office: Separating Myth from Reality," Stradley Ronon
- Panelist, "Let's Make a Deal: Negotiating Loan Documents," Risk Management Association (RMA) Philadelphia Virtual Education Program
- Panelist, "Revising Real Estate Finance Documents in Times of Economic Uncertainty," Strafford
- Panelist, Capital Markets Presentation, Urban Land Institute
- Moderator, Philadelphia Market Managers Presentation, Real Estate Lenders Association
- Moderator, "Building Together: Life Sciences and Philly Real Estate," Stradley Ronon Real Estate Seminar
- Moderator, Commercial Real Estate Panel Discussion, RMA Philadelphia
- Moderator, "Debt & Equity Markets and Investing in Philadelphia," Bisnow Philadelphia Capital Markets & Real Estate Finance

- Moderator, “The State of Retail: A Survival Guide for the Retail Climate,” Bisnow Big Philadelphia Retail Event
- Developer and Presenter, “Commercial Real Estate Loans,” Strafford
- Presenter, “Negotiating Loan Documents After the Financial Crisis,” RMA Philadelphia’s Young Bankers Program
- Panelist, “Current Lending Environment,” Association for Corporate Growth Lenders’ Panel

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Experience

Stradley Ronon Represents Maple Donuts in Acquisition by Swander Pace Capital

Stradley Ronon represented Maple Donuts, a Pennsylvania-based manufacturer of frozen bakery products, in its acquisition by Swander Pace Capital, a private equity firm focused on investing across the food and beverage industry. The transaction closed on May 30, 2025; the value was undisclosed.

The acquisition will allow Maple Donuts to further expand product offerings and enhance production capabilities.

The Stradley Ronon team was led by Tom Ix and Steve Scolari, with John Hook, Megan Stamm, Rich Peterson, Jon Bloom, Chris Rosenbleeth and Andrew Barron.

For more information, visit Swander Pace Capital’s website.

HRP Breaks Ground on First Phase of The Bellwether District

Stradley Ronon joined client Hilco Redevelopment Partners (HRP), elected officials, and business and community leaders at the groundbreaking for the first phase of The Bellwether District in South Philadelphia. HRP is converting the 1,300-acre former Philadelphia Energy Solutions refinery into a 14-million-square-foot, state-of-the-art campus dedicated to innovation, e-commerce and logistics. The demolition of the refinery resulted in a 16 percent reduction in emissions in Philadelphia, and the new site will offer a cleaner environment and increased economic opportunities for the region.

Gattuso Development Partners Secures $290 Million Construction Loan for University City Project

Stradley Ronon represented Gattuso Development Partners and its partners with a $290 million construction loan for an 11-story mixed-use development in University City. 45% of the development has been pre-leased to SmartLabs and Drexel University. Once completed, the project is expected to be Philadelphia’s largest life sciences project featuring 520,000 SF of lab and 12,000 SF of retail space.

Philadelphia Business Journal named this project the “2022 Deal of the Year.” Read the article here (with subscription) and learn about Stradley Ronon’s involvement with this marquee project.

Financing Afoot for KicksUSA & UBIQ

Represented Jako Holding Company, the parent company of KicksUSA and UBIQ, specialty retailers of urban footwear and apparel, in the negotiation and documentation of multimillion-dollar revolver and term loans.

KicksUSA was founded in 2002 to provide urban footwear and apparel, and career opportunities to communities in Philadelphia, New Jersey and surrounding areas. Since opening their first store at the Rising Sun Plaza in Philadelphia, they have expanded to 33 locations in Philadelphia and New Jersey. UBIQ is a Philadelphia-based store with unique brand-name sneakers and urban-style clothes.

AWI Continues Growth Initiatives with Major Acquisition
Stradley Ronon represented Armstrong World Industries, Inc. in its acquisition of Architectural Components Group, Inc., an industry leader in custom wood ceilings and walls. AWI is a global leader in the design and manufacture of innovative commercial and residential ceiling, wall and suspension system solutions.

Armstrong World Industries Acquires Steel Ceilings
Stradley Ronon represented Armstrong World Industries, a global leader in the design and manufacture of innovative commercial and residential ceiling, wall and suspension system solutions, in its acquisition of Steel Ceilings, Inc., a manufacturer of architectural and radiant metal ceilings.

Lovell Minnick Partners Makes Majority Investment in CenterSquare Investment Management
Stradley Ronon represented Lovell Minnick Partners in its majority investment in CenterSquare Investment Management, a global investment manager with approximately $9 billion in assets under management in U.S. and global real estate and infrastructure investments, in connection with the acquisition by Lovell Minnick Partners and CenterSquare's management of CenterSquare's business from BNY Mellon Investment Management. Founded in 1999, Lovell Minnick Partners is an independent private equity firm specializing in the financial and business services sectors. Having raised $1.7 billion in committed capital, the firm has provided equity capital for growth investments, management buyouts, succession and ownership transitions, and recapitalizations for over 30 middle-market companies.

Radnor Property Group Sells University City Apartment Tower
Stradley Ronon represented Radnor Property Group, a leading real estate development company specializing in mixed-use commercial, multi-family and student housing, in the $118 million sale of luxury apartment tower 3737 Chestnut in University City to Korman Residential Properties and The Carlyle Group, resulting in an impressive return on its original $92 million investment. Stradley Ronon attorneys advised Radnor in connection with negotiating the sale agreement with the purchasers, satisfying due diligence and ultimately, closing on the disposition. Radnor Property Group currently is developing two other projects: Vue32, also in University City, and The Hamilton, a multi-phase residential project in Logan Square.

Radnor Property Group Continues Expansion in University City
Stradley represented affiliates of Radnor Property Group in connection with the development of a parcel at Drexel University. The project is comprised of a 16-story mixed-use tower including a 180-person early learning childcare center and 164 market rate apartments. Our team represented the client in all phases of this transaction, including a long-term ground lease with Drexel University, a sublease with a child care operator, and debt and equity structuring and negotiation.

Stradley also represented Radnor recently in its financing of a 308,000 square-foot mixed-use development in the University City section of Philadelphia. The project, valued at more than $100 million, includes a 25-story residential tower, ground-floor retail space, office building, day care and gathering space for the Episcopal Cathedral.

McCormick Spices Up its BBQ Seasoning Line with $100M Acquisition

Stradley Ronon represented McCormick & Company, Incorporated in its $100 million acquisition of the stock of One World Foods, Inc., the maker of Stubb's barbeque sauces, rubs and marinades. The acquisition of Stubb's complements McCormick's range of grilling items with the addition of authentic, craft barbeque sauces. McCormick is a global leader in flavor – manufacturing, marketing and distributing spices, seasoning mixes, condiments and other flavorful products.