



## Eric D. Bernheim

PARTNER

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### PRACTICE AREAS

Real Estate & Land Use  
Corporate & Business Transactions  
Litigation & Dispute Resolution



**Eric D. Bernheim** is one of Fairfield County's most sought-after real estate attorneys. With more than a decade of experience, Eric represents prominent developers, landlords, tenants, and lenders in transactions of all kinds including acquisitions, dispositions, leases, and financing. He also handles zoning and land use matters. Eric's clients range from national hospitality groups to local businesses, developers, municipalities, and individuals, providing sound counsel for all of their real estate and business-related matters.

Known for his efficient negotiating style and creative problem solving, Eric consistently minimizes delays that add unnecessary costs while delivering optimal results to his clients. He values the trusted professional relationships that he has developed over many years, both locally as a Fairfield County native and a practicing lawyer in Westport and nationally, handling clients' expansions across the country. He understands how to navigate and overcome challenges associated with issues related to land regulated due to wetlands, historic districts, and zoning, and the multitude of other issues that can arise during real estate projects and transactions. He frequently appears before municipal agencies, boards, and commissions, and has a stable of experts at the ready to assist. Eric ensures the correct team is in place for each engagement to achieve his clients' goals and objectives.

Eric is regularly retained to handle complex projects that require a full complement of transaction-related service. He was appointed as Special Counsel to the City of Norwalk, CT for its largest redevelopment project in the city's history. He successfully negotiated

amendments to the Land Disposition Agreement and provided counsel at proceedings that resulted in the successful development of the SoNo Collection, reported to be the last newly constructed enclosed mall in the country. Eric also provides practical advice and solid counsel to the hospitality industry, particularly restaurant groups seeking national expansion such as Bartaco, Barcelona Wine Bar, Hawkers, and Sixty Vines. Other notable projects on which Eric has worked include the Westport Weston Family YMCA, Maplewood Senior Living Westport, and Garavel Subaru's new dealership being constructed on Main Avenue in Norwalk, for which he handled the zoning and acquisition of two parcels of land from different owners.

Highly regarded for his thorough understanding of commercial and residential real estate matters, Eric founded the Real Estate Outlook, which hosts informational seminars and webinars presented by noted industry experts. Eric has been selected for inclusion in Connecticut Super Lawyers Rising Stars in the areas of Land Use/Zoning, Real Estate: Business, and Real Estate: Consumer, and is a past recipient of the *Fairfield County Business Journal's* "40 under 40."

As an active member of the community, Eric currently serves as co-chair of the Planning & Zoning Section of the Connecticut Bar Association and on the board of directors for MOCA Westport. He has also served on multiple fundraising committees, helping to successfully raise tens of thousands of dollars for local nonprofit organizations, including Yale New Haven Children's Hospital.

### EDUCATION

Ithaca College, BS, 2001

Roger Williams University School of Law, JD, 2004

### ADMISSIONS

Connecticut

District of Connecticut

### AWARDS & ACHIEVEMENTS

Rating by Martindale-Hubbell

Connecticut Super Lawyers

Connecticut Super Lawyers Rising Stars

Co-chair of the Connecticut Bar Association's Planning & Zoning Section

*Fairfield County Business Journal's* "40 under 40"

*Connecticut Law Tribune's* "New Leaders in Law"

Founded Fairfield County's Real Estate Outlook

Appointed as Special Counsel to the City of Norwalk, CT for its largest redevelopment project in the city's history

Board of Directors for MOCA Westport

Advisory Board for The Norwalk Art Space