Ian Ratner

Of Counsel

iratner@gibsondunn.com

T: +1 212.351.5302

New York



Ian Ratner is of counsel in the New York office of Gibson Dunn & Crutcher, where he is a member of the firm's Real Estate Practice Group. Ian's practice spans a broad range of commercial real estate transactions, including joint ventures, acquisitions, financings, and leasing. His clients include prominent private equity firms, real estate investment trusts, and developers.

Most recently, Ian has played a key role in numerous high-profile transactions for **RXR**, including the recapitalization of 1211 Avenue of the Americas, and a 500,000 square-foot office lease at 1285 Avenue of the Americas.

Ian has also assisted **Investcorp** with multiple acquisitions, including various student housing and industrial portfolios.

Additionally, Ian has advised on many complex joint ventures across various asset classes, including:

- **Related Fund Management**: $325 million mixed-use development in Miami, Florida
- **Welltower**: $500 million recapitalization for a portfolio of medical office buildings across the U.S.
- **RXR**: Phased mixed-use development in Denver, Colorado
- **Private Equity Client**: $230 million programmatic agreement for industrial properties across the U.S.

Ian's notable equity-side CMBS loan transactions include:

- **Trinity and Elliott**: $800 million financing for Grande Lakes, a luxury resort in Orlando, Florida (1,592 keys)
- **Trinity**: $500 million financing for the Westin Maui (770 keys)
- **Investcorp:** $210 million financing for a 17-property industrial portfolio (2.4 million square feet)

Ian regularly negotiates ancillary real estate agreements, including ground leases and development, construction, and property management agreements.

Ian has been recognized as a Best Lawyers: Ones to Watch in America™ (2023-2026) for Real Estate Law. Before beginning his decade-long career at Gibson Dunn, Ian earned his Juris Doctor in 2014 from New York University School of Law, where he served as Senior Editor of the *Journal of Law and Business*. Prior to law school, Ian earned a Bachelor of Science in Hotel Management with a minor in Real Estate from Cornell University's School of Hotel Administration in 2011, where he graduated as First Degree Marshal, an

Capabilities

Real Estate

Credentials

Education

New York University - 2014 Juris Doctor

Cornell University - 2011 Bachelor of Science

Admissions

New York Bar

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honor awarded to the student with the highest GPA.

Ian is admitted to practice law in the State of New York.

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