MELAND | BUDWICK

Mark S. Meland



Partner and Chair, Real Estate and Corporate Group

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Practice Areas:

- Corporate
- Health Law
- Real Estate

Mark consistently provides clear, practical guidance. His attention to detail and ability to navigate complex matters efficiently make the process smooth and effective."

– Chambers USA

Mark Meland is a Miami-based real estate and corporate attorney with over 30 years of experience handling the entire lifecycle of commercial and residential real estate transactions. He co-founded the firm in 1993 and serves a broad client base that includes entrepreneurs, sponsors, individuals, developers and lenders.

Mark's real estate practice integrates complex corporate work into many real estate transactions, including formation of entities, debt-equity structures, and joint venture agreements. He also serves as outside general counsel to corporate clients, often representing them in M&A transactions involving sales and acquisitions of businesses.

Mark prepares condominium, master, and other types of documents for residential, commercial, and mixed-use projects. This work includes real property sales and acquisitions, financing transactions and restructurings, bulk condominium sales and acquisitions and condominium terminations, for numerous large and prominent projects. Mark also has extensive experience in leasing transactions representing both landlords and tenants.

Mark represents individuals and businesses seeking to obtain capital for corporate and real property transactions. His lender representation includes hard money loans, commercial and residential loan workouts and the financing of real estate acquisition and construction.

Mark's wide ranging practice includes workout and bankruptcy advice and transactions for those negatively affected by the market, seeking to capitalize on the distressed market or acquiring debt or equity positions. He acted as a court appointed Receiver for numerous entities and was an approved Chapter 11 Bankruptcy Trustee for high-profile companies.

His practice further entails examination of title as an agent for numerous title underwriters.

Mark serves as general counsel and participates on boards for numerous businesses and charitable organizations.

EDUCATION

- Fredric G. Levin College of Law, J.D., 1988
  - Senior Executive Editor, University of Florida Law Review
  - Legal Research Writing Fellowship Instructor
- University of Florida, B.S., 1983

MEMBERSHIPS

- Member, American Bar Association
- Member, Miami-Dade Bar

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BAR ADMISSIONS

- Florida
- Southern District of Florida

AWARDS & RANKINGS

- *Chambers USA*, Real Estate, 2023-2026
- Legal 500, Miami Elite, 2026
- Lawdragon, 500 Leading Global Real Estate Lawyers Guide, 2024-2026
- The Best Lawyers in America, 2010-2027
- Florida Super Lawyers, 2006-2026
- South Florida Legal Guide, 2006-2024
- Florida Trend's Legal Elite, 2004-2024
- Rated AV-Preeminent by Martindale-Hubbell
- South Florida Business Journal, Heavy Hitters in Real Estate, 2004

PUBLICATIONS & PANELS

- Author, Note, "Constitutionality of Second Generation State Takeover Statutes – A New Life For State Regulation," 40 Univ. Fla. L.R., 1988.
- Co-Author, "The 50% Rule: A Primer For Real Estate Lawyers," Volume LXVIII, No. 9; The Florida Bar Journal, 1994.

COMMUNITY

- Chair of the Board of Trustees, Young Musicians Unite
- Board of Trustees, Greater Miami Jewish Federation
- Co-Chair, Miami Beach Board of the American Israel Public Affairs Committee
- Special Master, Miami-Dade County
- Former Board of Trustees, Ransom Everglades School
- Former Board of Trustees, Temple Beth Sholom
- Former Member, City of Miami Beach Planning Board

Representative Matters

Represented New York-based real estate investment firm in a variety of transactions in support of its strategy to continue acquiring over 4,400 units in multi-family properties and condominium projects. This included various debt and equity structures, recapitalization strategies, and expanding the client's geographical footprint outside of the Florida market.

Represented the borrower of a $117 Million construction loan for the financing of Phase I of the Aqua at Westshore Yacht Club project in Tampa Bay, Florida. When completed, Phase I of the project will feature 77 waterfront condominium residences and nine luxury villas. Mark S. Meland negotiated a tough set of construction loan documents and closed the transaction mid-construction, just after Hurricanes Helene and Milton passed. Currently representing this developer in connection with the sale of individual condominium units to end buyers.

Represented first position secured creditor Cirrus Real Estate Funding, LLC, in the Chapter 11 bankruptcy case of BH Downtown Miami, LLC, pending in Miami. Advised Cirrus on all Chapter 11 matters in this case, including defending Cirrus in a heavily contested adversary proceeding brought against it by BH Downtown, as well as BH Downtown Miami's sale efforts and representing Cirrus in its credit bidding acquisition (sale closed in Q1 2026). The land owned by BH Downtown Miami is one of the few last developable parcels of waterfront property in downtown Miami (the land is valued at over $100m).

Represented Regency Development Group to secure $56 million in financing for a luxury waterfront condominium project in Bay Harbor Islands. The Regency Development Group plans to build an eight-story building with 33 two to four-bedroom condominiums and 13 private boat slips. New York-based S3 Capital provided Regency with the construction loan. These high-end condos will be priced from $1.8 million to over $7 million.

Represented industrial developer in negotiation of single-tenant leases with multi-national companies of 1.4 million feet and 1.2 million square feet of space and the sale of large parcel to a national company with rail access at the same development located in central Florida.

Represented Integra Realty, LLC, as the $20.5m stalking horse bidder in the Heron Pond Condominium Association receivership case. In this role, the firm advised Integra in all aspects of the transaction, including negotiating the stalking horse agreement, representing Integra in a contested sale hearing (Integra prevailed), and closing on the transaction.

Represented Fuse Funding in both its hard money loan transactions and various matters to creatively acquire real estate, including winning the $18 million credit bid in bankruptcy auction on the Metronomic Portfolio in Miami, FL; working in conjunction with the Bankruptcy team to win the 17 properties Fuse had a first position mortgage on; acquiring the WeWork Security Building in downtown Miami, FL by purchasing the note on the property from the existing lender who had filed a foreclosure action and accepting a deed on the property from the owner/borrower in exchange for dismissal of such action; and completing over 20 loan closings, totalling over $250 million.

Acted as general counsel for Crown Linen in various transactions, including the $61,750,000 sale leaseback transactions of six industrial properties in Florida and Georgia.

Prepared condominium documents for numerous projects in Bay Harbour, Florida.

Represent an international luxury retail brand company in connection with leasing and purchases and the sale of properties throughout the United States.

Represented numerous buyers in connection with negotiations of pre-construction luxury condominium units and closings on such units.

Represented buyer in connection with $73 million acquisition of partially built home and related construction contract documentation and negotiations.

Represented buyer in connection with acquisitions of a $100 million home and a $54 million new condominium.

Represented a private investor in connection with the acquisition of several portfolios of triple-net lease restaurant properties located in six states from an institutional Seller and negotiating and closing of a CMBS loan as part of the transaction.

Represented private investor in connection with acquisition of numerous triple-net lease properties, including Walmarts, Lowes, and a large national bank headquarters office building and negotiating and closing loans in connection with such acquisitions.

Represented private investors in connection with acquisitions and financings of approximately two and a half million square foot portfolio of South Florida retail, warehouse, industrial and office properties.

Represented private educational institution in assemblage of land for expansion and development of high school in Miami, Florida. Acted as general counsel for the school, including representation for construction and permanent loans. Represented owners in connection with sale of entire school to a British public company.

The court appointed Mark Meland as Receiver for Innovida Companies, run by Claudio Osorio. After discovering an approximately $50 million fraud, it ceased operations and filed for Chapter 11 for numerous entities. Mark Meland was appointed the Chapter 11 Trustee and liquidated tangible assets. The Firm served as litigation counsel to the Chapter 7 trustee in numerous avoidance and tort actions seeking to collect funds for defrauded investors.

Testimonials

“Mark is a tremendously effective real estate transactional attorney.”

– Chambers USA 2025

“He has strong legal acumen.”

– Chambers USA 2025

“He’s intelligent, great to work with and very professional.”

– Chambers USA 2024

“Mark is a very detailed, sophisticated and extremely experienced lawyer.”

– Chambers USA 2023

“He is very knowledgeable and knows all of the properties and developments in the Miami area. He will often know what hold-ups or zoning issues might arise.”

– Chambers USA 2023

“Mark is an expert in transactional and real estate matters.”

– Chambers USA 2023

News

- 13 Meland Budwick Attorneys Listed in the 2027 Edition of The Best Lawyers in America® (Aug. 20, 2026)
- Daniel N. Gonzalez, Mark Meland and Bella Sandman represented Integra Investments in its $20.5 million acquisition of Heron Pond (Aug. 18, 2026)
- Mark Meland Named Among Lawdragon’s 2026 500 Leading Real Estate Lawyers (Aug. 12, 2026)
- Meland Budwick Adds Real Estate Pro From Cozen O’Connor (Jul. 24, 2026)
- Six Meland Budwick Attorneys Named 2026 Florida Super Lawyers (Jul. 01, 2026)

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