

Robert B. Koonin

CO-HEAD, REAL ESTATE | NEW YORK

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Rob Koonin helps lead Polsinelli's New York Real Estate Practice, working collaboratively with over 300 real estate and finance lawyers in two dozen offices across the United States. Rob handles the purchase, sale, financing, leasing, and development of real estate in various sectors, including health care, multifamily, senior living, industrial, office, self-storage, hospitality and retail/shopping center.

Rob's clients include some of the nation's largest banks, senior living operators, family offices, PE funds and real estate owners and developers.

Rob also advises lenders and investors at all levels of the capital stack on senior and mezzanine loans and preferred equity and debt investments, covering a broad range of projects across virtually all asset classes.

Prior to joining Polsinelli, Rob helped lead the Real Estate Practice at a national law firm.

Education

- Brooklyn Law School (J.D.)
- Union College (B.A.)

Bar Admissions

- New York
- New Jersey

Court Admissions

- New York Supreme Court, Appellate Division

Memberships

- New York State Bar Association
- American Bar Association
- American Health Lawyers Association

Capabilities

- Real Estate
- Real Estate Finance

Related Capabilities

- Health Care Finance
- Health Care Real Estate
- Senior Housing & Long Term Care
- Sports & Entertainment

Matters

- Represent lender in the origination of a mortgage loan secured by a portfolio of 37 senior living properties located across 8 states in the Southwest and Pacific Northwest.
- Represent multiple national banks in connection with construction and acquisition financing across various real estate asset classes throughout the United States, including office, industrial and shopping center.
- Handle the acquisition and related loan assumption, and then subsequent sale, of two office buildings in Midtown Manhattan.
- Represent one of the nation's largest physical therapy networks, handling all real estate and leasing matters for more than 700 therapy clinics across the United States.
- Represent a publicly traded senior living operator in connection with the acquisition of a portfolio of assisted living properties in the Midwest, and the recapitalization of four senior living communities in Texas and Georgia.
- Advise a private equity firm on the purchase of shopping centers in multiple states, primarily located in the South and Mid-Atlantic.
- Represent a mezzanine lender in the origination of a construction mezzanine loan secured by a multifamily development in Virginia.
- Represent the purchaser of a portfolio of twenty-two senior living facilities in Kentucky and Ohio, handling the acquisition and related financing of the properties.
- Represent one of New York's largest hospital systems in connection with the acquisition, development and related leaseback of a 15-acre campus in Suffolk County, New York.
- Advise a joint venture in the acquisition and related financing of ~ 700,000 square feet of retail and office space in Virginia.

Publications

January 8, 2026

2026 could see record acquisitions in senior living and care, experts say

Quoted, McKnight's Senior Living

December 23, 2025

2025 Year in Review: Rob Koonin, Polsinelli PC

Featured, NYREJ

December 10, 2025

'We have to start committing now,' senior living and care development expert says

Quoted, McKnight's Senior Living

October 8, 2025

Big Law Real Estate Practice Leaders Plot Growth

Quoted, New York Law Journal