

Beus Gilbert McGroder PLLC



Steven W. Bienstock

Member

Beus Gilbert McGroder PLLC
701 N. 44th Street
Phoenix, Arizona 85008-6504
Phone: (480) 429-3034
sbienstock@beusgilbert.com

PRACTICE AREAS: REAL ESTATE TRANSACTIONS,
COMMERCIAL TRANSACTIONS, BUSINESS
FORMATION FINANCE

Steven W. Bienstock is a member of the firm's Zoning & Real Estate practice. He has over 45 years of legal experience and is licensed in both Arizona and Maryland. Prior to joining the firm, Mr. Bienstock had extensive in-house counsel experience. He served as Assistant General Counsel to American Medicorp, based in Philadelphia. He also served as Corporate Counsel of Greyhound Financial & Leasing Corporation AG in London, England, and General Counsel of Greyhound Leasing & Financial Corporation in Phoenix, Arizona. In addition, Mr. Bienstock was General Counsel of Lincoln Savings and Loan Association, in receivership, also based in Phoenix. Mr. Bienstock has focused his practice primarily on real estate finance and commercial transactions for the past 30 years. His practice includes representing clients in the sale, purchase, financing and leasing of real estate. He is also called upon to issue enforceability opinions for clients in regard to major projects. His clients have included developers and owners of retail stores, office complexes and multi-family projects, and lenders. He is recognized by his peers as an AV[®] Preeminent Lawyer with the highest rating in Martindale-Hubbell of 5.0/5.0. In 2013, Mr. Bienstock was involved in one of the largest transactions ever completed in the state of Arizona in which a client of the Firm, Pinal Land Holdings, purchased land from the City of Mesa for over \$110 Million.

ADMISSIONS:

United States Supreme Court | United States Court of Appeals - Ninth Circuit | United States District Court - District of Arizona | Supreme Court for the State of Arizona | Court of Appeals - Maryland | Supreme Bench of Baltimore City

EDUCATION:

Brooklyn College - B.A., 1964

University of Baltimore School of Law - J.D., 1969

Representative Matters

Represented a client in sale of a privately-held company to a publicly-traded company for \$75 million

Represented a client in the acquisition of office buildings in excess of \$10 million

Represented a client in sale of a privately-held company to an international conglomerate for nearly \$20 million

Represented local lenders in making loans in excess of \$10 million

Represented a client in acquisition and financing of an office park project in the amount of \$23 million

Represented a client in obtaining loans in excess of \$30 million secured by shopping centers

Represented a landowner in granting of easement with value in excess of \$400,000

Represented a client in acquisition of retail centers in excess of \$12 million

Represented a national retail client in 13 commercial sublease transactions

Represented a client in site acquisition of 10 locations for a car wash business

Represented a client in the sale of undeveloped real property in excess of \$12 million

Represented a client in disputes with Maricopa County Air Quality Department

Represented a client in a shareholder dispute involving a \$2.3 billion privately held company

Represented a non-profit organization in the acquisition of properties in excess of \$5.8 million

Represented an owner of shopping center in leasing of spaces to tenants.

Represented custom home builders in contract formation

Represented physicians in formation of practices

Memberships & Activities

Member, State Bar of Arizona, Real Property Section

Member, Executive Council, State Bar of Arizona Real Property Section, 2003-2006

Member, Board of Directors, Desert Division of Train Collectors Association, 3 years

Member, Board of Directors, Merrill Cantatierra Homeowners Association, 3 years