



Josh M. Bialek

partner

Josh represents a wide variety of businesses and individuals engaged in the acquisition, development, leasing, ownership, operation, construction, financing and disposition of real estate. Josh also represents clients in corporate matters and business transactions involving contracts, intellectual property, the structuring of transactions and ownership interests, documentary stamp tax matters, obtaining land use permits, negotiating and administering construction contracts, obtaining construction and long-term financing, licensing and leasing. He represents clients in a wide range of commercial litigation disputes involving contractual and business disputes, real estate ownership and title defect litigation.

Josh works with medical professionals with the establishing, purchasing and sales of medical practices. He works with clients who wish to create holding companies and conduit and professional entities, during conversion of medical practices to concierge practices, and the drafting and review stages of real estate and medical equipment leases. In addition, he works to resolve labor and employment issues related to medical practices, including non-compete provisions, non-solicitation provisions, and compensation, benefits and termination issues.

He works with banks and other financial institutions on a range of matters from helping to structure, negotiate, document and close their most important financing transactions to offering sophisticated counsel and guidance on complex financing questions. His experience includes representing lenders in first mortgages, equity lines, mezzanine and subordinated debt transactions, asset based lending, syndicated loans, refinancing of credit facilities, tax credit financings and creditors' rights matters.

Josh is Board Certified in the area of Real Estate law by The Florida Bar. Additionally, he achieved the AV Preeminent Rating – the highest possible rating from Martindale-Hubbell® – and has been included on the Florida Super Lawyers Rising Stars list.

CONTACT

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Naples, FL 34108

EDUCATION

University of Miami School of Law,
J.D., *cum laude*, 1999

University of Albany, State
University of New York, B.A.,
magna cum laude, 1996

SERVICES

Real Estate

- Purchase and sale transactions
- Commercial and residential development
- Commercial leasing
- Title insurance
- Mortgage loans and other financing
- Foreclosures, receiverships and workouts
- Condominium development and operation
- Construction and design contracts
- Real estate litigation
- Tax appeals

BAR ADMISSIONS

- Florida
- U.S. District Court for the Middle District of Florida
- U.S. Bankruptcy Court for the Middle District of Florida

PRESENTATIONS

- “Dissecting Construction Contracts,” Construction Law Forum, Porter Wright, Sept. 12, 2024
- “Summer 2024 Construction Update,” Porter Wright, July 30, 2024
- “Navigating a Turbulent Construction Market,” Construction Law Forum, Porter Wright, Nov. 10, 2022
- “How to Close Real Estate Deals Affected by Hurricane Ian,” Porter Wright, Nov. 15, 2022
- “Real Estate Contracts and Closings in Naples” Webinar, Jewish Federation of Greater Naples, July 20, 2020
- “Employment Law Updates for COVID-19,” Collier County Medical Society, April 30, 2020
- “Construction Law Forum,” Porter Wright, March 5, 2020
- “Negotiating Employment Contracts: Understanding the Fine Print,” Collier County Medical Society and NCH Healthcare System, Dec. 3, 2019
- “The Basics of a New Physician Practice,” Collier County Medical Society & NCH Healthcare System Resident Seminar series, Nov. 18, 2019
- “Q&A: Legal Concerns for Medical Practices,” Collier County Medical Society Practice Administrators Series, Sept. 18, 2019
- “Rx for Rex – Service & Emotional Support Animals,” Collier County Medical Society Practice Administrators Series, April 11, 2019
- “Basics of Medical Malpractice Insurance,” Collier County Medical Society and NCH Healthcare System Seminar Series, March 26, 2019
- “Construction Law Forum,” Porter Wright, March 20, 2019
- “Web & Social Media Tips,” Collier County Medical Society Practice Administrators Series, March 7, 2019
- “Negotiating Employment Contracts: Understanding the Fine Print,” Collier County Medical Society and NCH Healthcare System Seminar Series, Oct. 30, 2018
- “ADA Workshop: How to Ensure Your Company is ADA Compliant,” Commercial Connections, Naples Area Board of REALTORS, Oct. 17, 2018
- “ADA: Are you in Compliance?” Florida Restaurant & Lodging Association, Sept. 18, 2018
- “ADA Compliance – Websites and Public Accommodations,” Business Smarts, Bonita Springs Area Chamber of Commerce, July 24, 2018

SERVICES (CONTINUED)

Construction

Banking & Finance

- Real estate financing
- Commercial lending

Financial Institutions

- Financial services litigation

Litigation

- Financial services litigation

Health Care

- Physicians and related organizations

Securities

Cannabis

- “Beyond HIPAA: Practical Medical Privacy Issues,” Collier County Medical Society Practice Administrators Series, July 12, 2018
- “Construction Law Seminar: Building Out Your Litigation Avoidance Plan,” Porter Wright, June 28, 2018
- “Legal Updates for Physicians,” Collier County Medical Society Spring General Member Meeting, March 28, 2018
- “Real Estate and Financial Planning Strategies Forum,” The Glenview at Pelican Bay, March 14, 2018
- “Legal Consideration, An Update for 2018,” Safeguarding You Establishment, Florida Restaurant & Lodging Association, Jan. 9, 2018
- “Current Legal Issues in Hospitality Emergencies, Defibrillators & ADA Update,” 28th Annual Conference & Hospitality Showcase, Superior Small Lodging of Florida, Oct. 16, 2017
- “On Our Minds: Recent Developments in Health and Planning for Dementia Patients,” Collier County Medical Society, June 29, 2017
- “Considering Continuing Care Speaker Panel,” The Glenview at Pelican Bay, June 8, 2017
- “Construction Liens and Lender Liability,” First Florida Integrity Bank Training Day,” Nov. 11, 2016
- “Blueprint for Success: Contracts 101,” Porter Wright Construction Law Forum, Nov. 9, 2016
- “Legal Considerations for Physicians,” Collier County Medical Society, May 24, 2016

PUBLICATIONS

- “Only one can win? Property tax exemptions based on residency under Florida law,” *The Florida Bar Journal*, September/October 2018
- “The focus of the Americans with Disabilities Act turns to websites: Is your site compliant?” *The Forum*, Collier County Medical Society, September/October 2017

PROFESSIONAL ASSOCIATIONS

- Collier County Bar Association

HONORS | AWARDS

- The Best Lawyers in America®
- Florida Super Lawyers, Rising Stars Edition
- Martindale-Hubbell®, AV Preeminent
- *Naples Illustrated*, Top Lawyers, Real Estate Law

COMMUNITY

- Cardozo Legal Society of the Jewish Federation of Collier County, Chair
- Jewish Federation of Collier County, Board of Directors
- Collier County Medical Society Foundation, Board of Directors
- Holocaust Museum & Education Center of Southwest Florida, former Board Member
- Scotch Malt Whisky Society of Naples, Founder