

Carmen Andrade

Principal

Parsippany, NJ

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Carmen Andrade partners with clients as a trusted advisor, providing day-to-day counseling on complex commercial real estate and corporate transactions and delivering practical, business-minded solutions tailored to their goals. She provides nationwide transactional support to her clients across all aspects of commercial real estate and corporate matters, including entity formation, acquisitions, leasing, financing, and development.

Leasing represents a significant portion of Carmen's practice and she regularly negotiates sophisticated, multi-jurisdictional leasing transactions involving industrial, office, retail, and mixed-use properties. She represents both landlords and tenants and is known for her ability to manage complex lease structures across various state and local regulatory environments.

Drawing on her experience as former general counsel for real estate developers, private lenders, and retail companies, Carmen offers a offers a unique in-house perspective that enhances her strategic guidance. She often acts as both outside and acting in-house counsel, guiding clients through the legal and operational complexities of achieving their business objectives. She collaborates with business owners, individuals, and companies of all sizes in connection with commercial real estate transactions involving undeveloped land, industrial, office, and retail properties, and has significant experience representing both private and institutional lenders in commercial loan transactions.

Carmen also has extensive experience working with clients in the education sector, including public and private schools, nonprofit and for-profit organizations, and Approved Private Schools for Students with Disabilities (APSSDs). These engagements often require navigating sector-specific compliance obligations and state-specific regulations, and she brings particular sensitivity to the operational and legal challenges unique to education clients. Her corporate practice includes the purchase, sale, formation, restructuring, and winding down of businesses and corporate entities, as well as asset-based lending and the transfer of stock and membership interests. Carmen also drafts and negotiates a wide range of corporate and business agreements, including broker, joint venture, operating, confidentiality, vendor/vendee, service agreements, construction, management, and consulting agreements.

In addition, she has substantial experience providing ongoing strategic business counseling and resolving business disputes efficiently and effectively, positioning her as a long-term partner in her clients' success.

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Recognitions

*No aspect of this or any advertisement has been approved by the Supreme Court of New Jersey. For ranking methodologies, please see **here**.*

- *The Best Lawyers in America®* - Real Estate (2027)
- *New Jersey Law Journal* - Women Attorneys of the Year honoree (2024)

Memberships

- Bergen County Chamber of Commerce - Board Member

News

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- 33 Porzio, Bromberg & Newman Attorneys Recognized by *Best Lawyers® 2027*, Including Two "Lawyer of the Year" Recipients, 8/20/2026
- Porzio Advises First Children Services on Strategic Growth Partnership , 10/08/2025
- Carmen Andrade Elected to Bergen County Chamber of Commerce Board, 2/05/2025
- Principals Carmen Andrade and Crystal West Edwards Named New Jersey Law Journal's "Women Attorneys of the Year", 11/19/2024
- Porzio Announces Principal and Counsel Promotions, 7/01/2021
- Porzio Bromberg and Newman Introduces Business Law Practice, 5/20/2021
- Porzio Handles Jones Act Work for Puerto Rico, 1/04/2019
- Porzio Attorneys Present on Environmental Issues Related to Real Estate Purchase and Lease Transactions, 11/18/2016

Articles

- Real Estate, Land Use & Environmental Newsletter - August 2025, 8/12/2025
- Real Estate, Land Use & Environmental Newsletter - April 2025, 4/24/2025
- Compliance with NJNCMDL Notice Requirements: Lessons from Willow Ridge Apartments Ruling, 10/31/2024
- Commercial Projects: Contractor Dos and Don'ts Prior To, During, and Following the Last Day of Work, 10/31/2024
- Real Estate, Land Use & Environmental Newsletter - October 2024, 10/31/2024
- Significant Change in Sidewalk Liability Law for Commercial Property Owners, 7/19/2024
- Major Changes to Open Public Records Act: What Real Estate Professionals Need to Know, 7/19/2024

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- Real Estate, Land Use & Environmental Newsletter - July 2024, 7/19/2024
- Cannabis Businesses and New Jersey Real Estate: The Landlord's Perspective – Part One: Retrofitting and Leases, 12/14/2021
- Cannabis Businesses and New Jersey Real Estate: The Landlord's Perspective - Part Two, 8/02/2021
- Cannabis Businesses and New Jersey Real Estate: The Landlord's Perspective - Part Three, 8/02/2021
- Cannabis Businesses and New Jersey Real Estate: The Landlord's Perspective - Part One, 8/02/2021
- Marijuana Series: Real Estate Opportunities Fueled by Legalization of Cannabis, The Landlord Perspective, 3/05/2018

Speaking Engagements

- "Green Eggs & Ethics: Legal Counsel's Role in Corporate Sustainability," Porzio's 9th Annual Ethics & Eggs CLE Seminar, 12/11/2025
- "Ethics Over Easy: Examining Today's Hard Boiled Headlines," Porzio's 8th Annual Ethics & Eggs CLE Seminar, 12/05/2024
- "Corporate Transparency Act: New compliance requirements for corporations, LLC's, LLP's and foreign companies," Madison Area Chamber of Commerce & Affinity Credit Union, 10/17/2024
- "ESG Adding Purpose to Profits," 29th Annual Morris County Economic Development Corporation Partners in Economic Development Awards Program, May 2022
- "Welcome and Overview: Our Ethical Obligations Related to Diversity, Equity, Inclusion and the Elimination of Bias," Porzio's Ethics and Eggs 2021, 12/09/2021
- "Substantive Scramble: Impact of Legalization of Cannabis on Commercial Leasing: The Landlord Perspective and Ethical Considerations," Porzio's Annual Ethics & Eggs CLE, 12/01/2017
- "Environmental Issues Related to Real Estate Purchase and Lease Transactions," CB Title Group, November 18 and 28, 2016

Media Mentions

- "Women Attorneys of the Year Q&A: Believe in the Impact You Are Looking to Make, Carmen Andrade Says," *New Jersey Law Journal*, 12/19/2024

Practices

- Corporate
- Real Estate

Area of Focus

- Lending & Financing

- Real Estate Litigation
- Transactions & Leasing

Industries

- Cannabis
- Education

Prior Relevant Experience

- YM LLC USA successor-in-interest to Big M. Inc., Totowa, New Jersey (Retail), *General Counsel*, Feb. 2012-May 2014; Real Estate Counsel, 2012
- Russo Development, LLC, Carlstadt, NJ, *Associate General Counsel* (Real Estate Development), Jan. 2011-Jan. 2012
- KSI Capital Corp., Paramus, NJ, *General Counsel* (Private Lending), Sept. 2007-June 2009

Bar Admissions

- New Jersey, 1998
- New York, 1999

Education

- *New York Law School*
  J.D., 1998
- *Montclair State University*
  B.A. in French and Political Science, 1995

Languages

- Spanish
- French