

Derek J. Markle

Partner

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Derek represents developers, investors, family offices, financial institutions, and private companies in commercial real estate, finance, and investment transactions across the United States. His practice focuses on transactions involving institutional-quality real estate assets, complex capital structures, and sophisticated financing arrangements.

In his real estate practice, Derek advises clients in connection with the acquisition, disposition, development, financing, and leasing of commercial and multifamily properties across a broad range of asset classes, including retail, industrial, office, hospitality, and mixed-use developments. He regularly negotiates purchase and sale agreements, development agreements, joint venture arrangements, reciprocal easement agreements, and commercial leases, and counsels clients on title, zoning, access, environmental, and other diligence matters that affect transaction execution and asset value.

Derek's finance practice includes representing lenders, sponsors, and borrowers in real estate acquisition, construction, bridge, and permanent financings. He regularly advises on multifamily and Low-Income Housing Tax Credit financings, syndicated and participated loan transactions, asset-based lending facilities, cash flow credit facilities, and other structured finance arrangements. His experience representing both lending institutions and sponsors provides him with a practical understanding of credit, collateral, and risk allocation issues that arise in sophisticated financing transactions.

Capabilities

- Real Estate & Lending
- Corporate & Business Law
- Creditors' Rights & Bankruptcy

Representative Matters

Commercial Real Estate

- Represents developers, investors, family offices, and institutional owners in acquisitions, dispositions, developments, and financings involving commercial and multifamily properties across the United States.
 - Negotiates purchase and sale agreements, development agreements, joint venture arrangements, reciprocal easement agreements, and long-term commercial leasing transactions.
 - Advises clients on title, zoning, access, environmental, and other diligence matters affecting transaction structure, execution, and risk allocation.
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Finance

- Represents lenders, sponsors, and borrowers in acquisition, construction, bridge, and permanent financings involving commercial and multifamily real estate assets.
- Advises financial institutions and business borrowers in asset-based lending facilities, cash flow credit facilities, syndicated and participated loans, and other structured finance transactions.
- Counsels parties on intercreditor arrangements, participation agreements, subordination agreements, and other matters involving layered capital structures.

Distressed Assets and Special Situations

- Represents court-appointed receivers in the operation, stabilization, marketing, and disposition of commercial real estate assets subject to judicial supervision.
- Advises lenders in connection with loan workouts, restructurings, foreclosures, receiverships, and bankruptcy-related matters involving distressed credits.
- Represents creditors and fiduciaries in matters requiring coordinated solutions among borrowers, lenders, investors, and other stakeholders.

Corporate and Transactional Matters

- Advises clients on entity formation, governance, restructuring, and transaction-related corporate matters arising in connection with real estate and finance transactions.
- Represents business owners, investors, and private companies in negotiated asset sales, strategic acquisitions, and related commercial transactions.

Awards & Honors

- Included in Best Lawyers of America® 2023-2025 Ones to Watch list for Real Estate
- Selected to the list of Rising Stars by Super Lawyers® in 2023-Present for Real Estate
- Westmoreland County Bar Association, Wayne R. Donahue Memorial Scholarship Recipient, 2013-2014
- Selected to represent Penn State Dickinson in the Academy of Trial Lawyers of Allegheny County (Gourley Cup) Mock Trial Competition

Professional/Community Involvement

- Allegheny County Bar Association, Member
 - Real Property Section, Council Member
- Junior Achievement of Western Pennsylvania Young Professionals Board, Member
- Phi Kappa Theta Fraternity – Nationwide Peer Accountability Committee, Chairman
- Pittsburgh Young Professionals, Member
- NAIOP Pittsburgh, Developing Leaders Member
- Financial Industries Network, Vice President, Board of Directors
- Pennsylvania Bar Association, Member
- Urban Land Institute, Young Leaders Group Leadership Committee
- The Judith K. Fitzgerald Western Pennsylvania Bankruptcy Inn of Court, Treasurer

Bar Admissions

- Pennsylvania

Court Admissions

- U.S. District Court for the Western District of Pennsylvania
- Supreme Court of Pennsylvania

Education

- J.D., Dickinson School of Law of the Pennsylvania State University, 2016
- B.A., Saint Francis University, 2013, *magna cum laude*

Writing/Speaking

- Speaker, Judith K. Fitzgerald Western Pennsylvania Bankruptcy American Inn of Court, Pittsburgh, “Best Practices for Adversary Proceedings,” February 24, 2026.
- Panel moderator, Judith K. Fitzgerald Western Pennsylvania Bankruptcy American Inn of Court, Pittsburgh, “Meet the Trustees,” October 29, 2024.
- “Real Estate Finance: Pennsylvania,” Thomson Reuters, September 10, 2024.
- Roundtable leader, ICSC OKIMP Retail Development & Law Symposium, Columbus, Ohio, “Charting Into the Future: Shocking EV Battery Issues,” March 1, 2024.
- “New Rental Property Requirements and What They Mean for Residential Landlords in Pittsburgh,” MUS Client Alert, October 18, 2023.
- “Property Owners, Builders Should be Plugging in Plans for Electric Vehicles,” *Developing Pittsburgh*, Spring 2023.
- Presenter, “Commercial Lease Negotiations in the Wake of the Pandemic,” ACBA CLE, May 9, 2023.
- “Real Estate Advisory: Realty Transfer Taxes: What to Know and How to Minimize Their Impact,” MUS Blog, August 18, 2022.