Stephen G. Schweiger

Partner

New York

stephen.schweiger@troutman.com

D 212.704.6124

Stephen works with financial institutions and private lenders to structure, negotiate, and close complex real estate financing deals, and he assists clients in the workout and restructure of problem loans. His extensive experience, deep real estate knowledge, market insight, and knowledge of New York's lien laws make him a trusted partner throughout the life cycle of a project.

OVERVIEW

Stephen is a real estate attorney who represents clients in sophisticated finance transactions. His work includes representing financial institutions in construction, mezzanine, and permanent financing projects, as well as credit enhancement for the issuance of taxable and tax-exempt bonds.

Stephen principally represents the agent in transactions involving multiple lenders and tiers of financing. He assists clients involved with the financing of all types of projects and asset classes, including multifamily, industrial, retail, and other commercial properties. Stephen is particularly experienced in helping clients navigate the complexities of New York's lien law, a skill that is necessary for lenders who structure and restructure construction loans in the state.

Stephen's practice spans the restructuring realm, where he helps clients in workouts and in the resolution of troubled loans on local, regional, and national levels. He also assists clients in real estate conveyancing and leasing transactions.

AWARDS

- *Legal 500 United States*: Real Estate: Real Estate – Mid-Market ($0-$500M) (2026)

TOP AREAS OF FOCUS

- Financial Services
- Real Estate

ALL AREAS OF FOCUS

©2026 Troutman Pepper Locke

- Commercial Real Estate Lending
- Financial Services
- Real Estate

PROFESSIONAL/COMMUNITY INVOLVEMENT

- American Bar Association
- New York State Bar Association, Real Estate Division

EDUCATION AND CERTIFICATIONS

EDUCATION

- New York University School of Law, J.D., 1995
- Stanford University, A.B., 1991

BAR ADMISSIONS

- New York
- New Jersey

©2026 Troutman Pepper Locke