



Joshua M. Gorsky

Partner

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Overview

Trusted Real Estate and Commercial Transactions Counsel for Investors, Lenders, and Developers

Joshua M. Gorsky is a Partner in the Firm's Commercial Real Estate, Banking and Financial Services and Corporate Practice Groups, where he focuses on real estate, corporate lending, transactional and corporate law.

He regularly represents real estate owners and investors in the purchase, sale and financing of various types of commercial property, including apartments, retail, office, mixed use, industrial and vacant land. Joshua also represents local, regional and national lending institutions in transactions securing commercial real estate and other business assets. He is involved in land use and zoning law, appearing before municipal zoning and planning boards on behalf of his clients. Finally, Joshua represents both landlords and tenants in complex leasing transactions involving all property types.

Prior to practicing law and joining Mandelbaum Barrett PC, Joshua worked in the commercial real estate finance industry. During his tenure, he negotiated construction, bridge and permanent financing for his clients. Joshua's experience allows him to bring a unique perspective to his practice of law. He has a deeper understanding of the matters he is involved in and can protect his clients' interests without sacrificing the momentum vital to closing the deal.

Joshua is a Board Member for the Mental Health Association, a non-profit organization promoting mental health and total wellness for individuals facing challenges associated with mental illness and addiction recovery. In 2025, he was named to the New Jersey Super Lawyers "Rising Star" list*.

**No aspect of this advertisement has been approved by the Supreme Court of New Jersey or the American Bar Association. A description of the standard or methodology used by Super Lawyers can be found [here](#).*

Professional Affiliations

- [Mental Health Association \(MHA\)](#), Board of Directors Member
- International Council of Shopping Centers
- Primerus
- Metro Business Alliance

Publications

[“The Art of Real Estate,”](#) Today’s Veterinary Business, June/July 2025.

[“NJ’s real estate practice, demands on lawyers evolve with business.”](#) NJBIZ, December 16, 2024.

[“As Vacancies Mount in N.J., Options are Available for Stagnant Properties.”](#) ROI-NJ, April 21, 2023.

[“Avoiding the ‘b’ word: How to make deals work amid challenging conditions,”](#) NJBIZ, November 28, 2022.

Areas of Practice

- [Commercial Real Estate](#)
- [Banking and Financial Services](#)
- [Construction Law](#)
- [Corporate Law](#)
- [Dental Law](#)
- [Emerging Markets](#)
- [Hospitality Services](#)
- [Land Use, Zoning and Redevelopment](#)
- [Veterinary Law](#)

Admission

- State of New Jersey
- State of New York
- District Court for the District of New Jersey

Education

- Seton Hall University, School of Law, Newark, New Jersey, J.D.
- Rowan University, Rohrer School of Business, Glassboro, New Jersey, B.S.

Speaking Engagements

Bisnow – New Jersey Office Conference: *From Leasing Momentum to Capital Markets: Translating Occupancy Gains Into Investment Decisions* – Moderator, May 5th, 2026.

National Business Institute (NBI, Inc.): *10 Commercial Lease Errors You Can’t Afford to Make*, February 5th, 2026.

New Jersey State Bar Association: *Solving Problems in Commercial Real Estate Transactions*, July 17th, 2025.

New Jersey State Bar Association: *Solving Problems in Commercial Real Estate Transactions*, July 18th, 2024.