LEECH | TISHMAN

Real Estate

Leech Tishman's Real Estate Practice Group is skilled in handling a broad range of sophisticated and complex commercial real estate transactions.

Our property attorneys regularly handle real estate legal matters involving commercial acquisition, sales and lease transactions, as well as complex development projects, including multi-use and/or multi-tenant projects, shopping centers, condominiums and planned communities and projects involving historic tax credits, as well as other tax credit structures.

Some of the key areas we provide services in include:

- Assessments and Appeals
- Development
- Environmental
- Leasing
- Oil and Gas Title
- Permitting and Zoning
- Transactional Commercial
- Transactional Residential

Our real estate attorneys in our practice group are skilled in handling real estate transactions from the ground up, including acquisition of land, due diligence, financing and construction. The "ground up" approach of our commercial real estate practice group involves many facets of a real estate transaction, resulting in efficiency and value for our clients. Our clients have a national presence, span a multitude of industries and include sellers, buyers, lenders, borrowers, private equity firms, energy companies, landowners and developers.

In addition to our transaction practice, our commercial real estate law team regularly assists clients in landowner issues, including easements; rights of way; taking or condemnation proceedings, including negotiating just compensation; curative title matters; oil, gas and mineral rights issues; disposal well projects; zoning and planning approvals; options and rights of first refusal; subdivision and consolidations; ADA Title III and Fair Housing Act defense; preventive counseling and defense of ADA Title III architectural barrier, website and auxiliary aid actions; and encroachment issues.

Real Estate Attorney Collaboration

While able to handle a broad range of real estate matters, our Real Estate team regularly utilizes the skills of the firm's other practice groups, and in particular, our Bankruptcy & Corporate, Environmental, Government Relations and Taxation teams.

Our expertise in the complexities of real estate transactions, coupled with the strategic vision of our corporate, litigation and insolvency lawyers, assists clients with distressed real estate asset acquisitions, loan enforcement, foreclosure and commercial loan workouts. The continuity of representation that we provide allows for the seamless administration of real estate related matters ensuring the goals of our clients are met in a cost effective and efficient manner.

By teaming up with our Environmental lawyers, the real estate group can navigate the acquisition or sale of brownfield sites. As so many real estate and development transactions involve a government component, having members of the real estate group with government experience ensures that we are positioned to assist in solving government hurdles and identifying opportunities for government assistance.

Similarly, in the challenging financing market existing today, state and federal tax credit programs have become a critical catalyst. The knowledge of our Taxation team enables us to help develop and close these complex transactions.

Commercial Real Estate Law Services

- ADA Title III defense
- Commercial real estate workouts and restructuring
- Condemnation proceedings
- Condominium/planned developments
- Construction and development contracts
- Construction defect litigation
- Development
- Disputes over failure to disclose
- Distressed asset acquisitions
- Due Diligence, including title, property condition and environmental inspections
- Easements, lot line adjustments, boundary disputes

- Encroachment issues
- Environmental matters
- Financing
- Foreclosure and loan enforcement
- Government assistance programs
- Land use zoning and planning approvals
- Landlord/Tenant issues
- Leasing
- Loan documentation
- Mechanic's lien litigation
- Oil, gas and mineral rights issues
- Options and rights of first refusal
- Purchase and sale of property
- Real estate receiverships
- Subdivision and consolidations
- Taking and condemnation proceedings
- Tax credit development

Industries

- Architecture
- Automotive
- Banking/finance
- Construction
- Government
- Healthcare
- Higher education
- Hospitality
- Manufacturing
- Public companies and infrastructure
- Telecommunications
- Retail
- Technology
- Utilities