



## Commercial Real Estate

The Connolly Gallagher commercial real estate practice handles virtually all aspects of commercial real estate transactions. We work through issues with our clients in order to “close the deal” in a cost-effective manner that makes business sense and protects their interests. Our skilled attorneys represent a broad range of local, national, institutional, and entrepreneurial borrowers and lenders, buyers and sellers, and landlords and tenants in all phases of real estate transactions, including:

- Acquisitions and dispositions
- Asset management
- Commercial and residential condominiums
- Acquisition, construction and permanent financing
- Dispute resolution through mediation, arbitration, negotiation or litigation
- Ground leases and build-to-suit leases
- Office, industrial, retail and mixed-use property leases
- Restructuring and work-out transactions

Whether you are running a small, local business or a large, international corporation, or are a property owner or operating entity, our commercial real estate team can advise on the best organizational and transaction structures to meet your business needs. We can guide you on due diligence, risk management and regulatory compliance. Further, our commercial leasing and transactional attorneys are proficient at negotiating all related documents including:

- Leases
- Subleases
- Loan documents and financing arrangements
- Settlement agreements
- Construction agreements

In addition to our transactional work, we have significant experience in zoning, construction and related land use litigation and landlord-tenant litigation. Our commercial real estate team can draw on the expertise of attorneys with wide ranging experience in tax and estate planning, employment law, commercial counseling, bankruptcy, commercial litigation, alternative dispute resolution and corporate litigation.

Our attorneys are actively involved in securitized and portfolio financing at the national level. When representing borrowers and lenders in these financing transactions, we assist them throughout the entire transaction from the loan application through the creation and formation of Delaware entities and the required special purpose entities, the loan documentation, and the closing. Lenders and investors involved in these transactions regularly call upon us to review and analyze business organization and commercial transaction documents. They frequently seek our opinion on application and compliance with Delaware law and the formation of Delaware entities.

