

Real Estate

Virtually every business transaction involves real estate. Bressler attorneys offer thoughtful, practical and experienced legal counsel to individuals, privately held and publicly owned businesses, investors, underwriters, borrowers, issuers, developers, syndicators, construction companies, brokers, property management companies, landlords and tenants on the full scope of real estate-related transactions and financing transactions.

Our team negotiates, records, and closes transactions that include mergers, acquisitions and dispositions; financing and investment deals; leasing and development agreements; and real estate related bankruptcy and reorganizations. We provide legal counsel on all types of real property, including:

- Individual properties
- Residential tracts
- Mixed-use properties
- Apartments and condominiums
- Shopping centers and retail malls
- Office parks
- Commercial buildings
- Industrial and mixed-use projects
- Hotels and resorts
- Recreational properties
- Raw land for development

Bressler's Real Estate team specializes in representing both lenders and borrowers in structuring, negotiating and documenting credit arrangements and financing transactions for all types of real property. Over many years of practice, our attorneys have forged a systematic approach to finance that optimizes both expertise and problem-solving in the areas of loan origination, securitizations, secondary markets, and institutional investment.

Bressler's Real Estate group handles all leasing issues. Our lawyers routinely represent owners and tenants in commercial leasing for a broad array of properties, such as retail establishments, office, industrial, warehouse, and other commercial facilities. We consistently succeed in resolving challenges

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RELATED AREAS

Bankruptcy, Creditors' Rights & Business Reorganizations

Business & Commercial Litigation

Corporate and Commercial Transactions

Environmental

Financial Institutions

General Litigation

RELATED INDUSTRIES

Automotive & Transportation

Financial Services

Food & Beverage

Healthcare & Managed Care Organizations

Hospitality & Leisure

Industrial, Manufacturing, and Distribution

Information Technology (IT)

Real Estate

Retail

about tenant defaults, build-outs, percentage rent questions, common area maintenance charges, assignments and subleases, use clauses, subordination and non-disturbance agreements, indemnity, and public access.

Bressler's land use capabilities are broad in scope. Our experience ranges from environmental impact analysis and clearances to development entitlements and permits processing, to land use and environmental litigation. Our attorneys understand what it takes to streamline this process. Our lawyers appear at local planning and zoning board meetings, assist in site planning and sub-division, as well as work cooperatively with government entities on variances to zoning laws.

Our litigators are excellent advocates in the face of controversy. We are involved in litigation claims that include purchase/sale disputes, leasing issues, and ownership entity disagreements. We have resolved matters which involve design and construction issues, environmental problems, insurance coverage, and boundary and easement challenges. Our attorneys are known for their productive mediation, arbitration and conciliation tactics that often serve as the catalyst for potentially swift and advantageous outcomes on behalf of our client.

Articles & Publications

Commercial Real Estate Due Diligence in New Jersey: Best Practices for Lenders
Publication, *New Jersey Law Journal*, 04.23.2024