

Lubin Olson's Real Estate Practice Group has been one of the cornerstones of the firm since its inception. The practice is broad-based and comprehensive. We regularly represent parties on every side of significant real estate transactions involving property of all types including office, retail, industrial, life/science, mixed-use, multi-family and residential. Our clients include institutional and entrepreneurial investors and developers (both domestic and international), asset managers, banks, brokerage companies, retailers, title insurance companies, financial institutions, and other local, regional and national companies.

Our practice encompasses six principal areas:

Purchase and Sale Transactions

We draft and negotiate purchase and sale agreements, letters of intent, option agreements and loan documents. We assist with property inspections, environmental, title and other due diligence, review leases and subleases, and coordinate closings. We also aid our clients in forming, structuring, capitalizing and documenting their ownership entities.

Leasing

We represent both landlords and tenants in all aspects of commercial leasing, including the leasing of office, retail, life/science, industrial, mixed-use and manufacturing space. We also have extensive experience representing clients in ground lease transactions. We draft and negotiate brokerage agreements, letters of intent, work letters, and lease amendments, extensions and terminations.

Development

We represent local, regional, and national developers in connection with their development of new projects by assisting them in obtaining entitlements, securing financing, acquiring property, and constructing their buildings. We draft and negotiate development documents, such as development agreements, covenants, conditions and restrictions and reciprocal easement agreements, as well as design, construction and project management contracts. We also represent clients in forming joint ventures and public-private partnerships.

Construction

We represent owners/developers, contractors, subcontractors, design professionals, and lenders in a broad spectrum of public and private project construction matters, from inception to completion, by assisting them with, among other things, contract drafting, negotiation and enforcement, licensing issues, and contract, surety, guarantee, warranty, claims, mechanics' lien, performance and defect-related litigation.

Financing and Workouts

We collaborate with the firm's Finance and Workout Practice Group to assist our clients in financing their deals through acquisition, construction, mezzanine, bridge and permanent loans. We review and negotiate loan and security documents, guaranties, intercreditor agreements and SNDAs and handle all facets of loan restructuring, ranging from forbearance agreements, loan modifications, judicial and non-judicial enforcement proceedings, short sales, and deed-in-lieu agreements.

For more information about Lubin Olson's Real Estate Practice Group, please contact [Beth Anderson](#).

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