Maryland Commercial Real Estate Attorney

Buying or selling commercial property involves more than negotiating a purchase price. Buyers and sellers must address contract terms, financing, title issues, property conditions, leases, and other legal matters before completing a transaction. At Joseph, Greenwald & Laake, we represent clients in commercial real estate transactions, helping them evaluate risks, negotiate agreements, and address legal issues that may affect the property or transaction.

Commercial Real Estate Transaction Services

JGL assists buyers, sellers, developers, landlords, tenants, and other clients with the legal work involved in acquiring, selling, leasing, and financing commercial property. Our real estate attorneys review transaction documents, negotiate agreements, and help clients address property-related concerns before committing to a deal.

Purchase and Sale Agreements

A purchase and sale agreement establishes the terms of a commercial real estate transaction. Our real estate attorneys draft, review, and negotiate these agreements to address the purchase price, deposit requirements, deadlines, contingencies, representations, and each party's obligations. We also help clients negotiate terms that reflect their intended use of the property and protect their interests if issues arise during the transaction.

Due Diligence

Before purchasing commercial property, buyers need to understand what they are acquiring and whether any legal or property-related issues could affect the investment. JGL assists with due diligence, including the review of title records, existing agreements, property restrictions, and other documents that may affect ownership or use. We help identify concerns that may require further investigation, negotiation, or resolution before the buyer commits to the transaction. Learn more about due diligence here.

Commercial Leasing

Commercial leases establish the rights and responsibilities of landlords and tenants. Our attorneys assist with reviewing, drafting, and negotiating leases for commercial properties. We address provisions involving rent, lease terms, permitted uses, maintenance responsibilities, insurance, renewals, assignment rights, and termination.

Title and Survey Review

Title and survey issues can affect ownership, access, property boundaries, and a buyer's intended use of commercial real estate. Our attorneys review title information, title insurance commitments, surveys, easements, liens, and other recorded restrictions. When a title defect or boundary concern arises, we work to identify the issue and evaluate available options for addressing it.

Types of Commercial Properties and Transactions We Handle

JGL assists with a wide range of commercial real estate transactions involving different types of properties and ownership arrangements. Matters may involve office buildings, retail properties, industrial and warehouse facilities, undeveloped land, investment properties, and commercial buildings occupied by tenants. Our attorneys also work on transactions involving property development, construction, financing, and the purchase or sale of real property as part of a broader business transaction.

Each property presents different legal considerations. An investor purchasing a leased commercial building, for example, may need to review existing tenant agreements and property obligations. A developer acquiring land may need to evaluate title restrictions, access rights, zoning, and construction-related agreements.

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Who We Represent in Commercial Real Estate Transactions

Joseph, Greenwald & Laake represents a broad range of commercial real estate clients, including buyers, sellers, landowners, developers, landlords, tenants, lending institutions, management companies, business owners, and individual investors. We work with clients on both sides of transactions and understand that each party has different financial goals, contractual responsibilities, and concerns. Whether you are acquiring property for your business, selling an investment, leasing commercial space, or financing a real estate project, our attorneys can assist with the legal matters involved.

How JGL's Real Estate Attorneys Can Help

Commercial real estate decisions can have lasting effects on property ownership, business operations, and future investments. Joseph, Greenwald & Laake's real estate attorneys help clients understand the legal issues involved, address potential disputes, and make informed decisions about their property interests. Whether you are considering a transaction or dealing with an existing property issue, our team can help you determine how to move forward. Contact JGL to discuss your needs or learn more about our real estate practice.

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