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Commercial Real Estate

Our Services

Title & Settlement Services
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Creditors' Rights – Default Servicing
Residential Real Estate
Commercial Real Estate
Leasing
Condominium Law
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Tax Services

Clients

Businesses
Individuals
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Key Contact

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A commercial real estate transaction can create an opportunity to grow a business, expand an investment portfolio, or transform a property. But finding the right property is only the beginning. Negotiating the deal, evaluating title and existing leases, securing financing, addressing development requirements, and getting to closing all require careful coordination.

At Ligris, we represent buyers, sellers, lenders, investors, owners, and developers in commercial real estate transactions throughout Massachusetts. Our attorneys provide practical, business-minded guidance designed to identify issues early, protect your interests, and keep the transaction moving.

Evaluate the Deal Before You Commit

Before signing an offer or purchase agreement, it is important to understand what you are buying and how the property fits your plans. Title restrictions, existing leases, zoning and development requirements, financing terms, and other property-specific issues can materially affect value and future use.

Our attorneys help clients evaluate those issues, negotiate and prepare transaction documents, conduct and coordinate title work, address due diligence concerns, and work with lenders, brokers, Qualified Intermediaries, and other professionals involved in the deal. The goal is to help you understand both the legal terms and their practical business consequences before you commit.

Own, Lease, Develop, and Reposition With Confidence

Closing is often the beginning of the relationship with a commercial property. We advise owners, investors, and developers on commercial leasing, financing and refinancing, development documentation, condominium projects, and other transactions affecting the ongoing use and value of real estate. By understanding your broader objectives, we can help align the legal structure of the property with your business and investment strategy.

Navigate 1031 Exchanges

A Section 1031 like-kind exchange can allow an owner to defer recognition of certain gain when qualifying business or investment real property is exchanged for qualifying replacement real property, subject to strict federal requirements and deadlines. Ligris attorneys have handled exchanges ranging from straightforward transactions to complex exchanges involving multiple parcels. We work closely with clients and Qualified Intermediaries to coordinate the legal aspects of the transaction, and can coordinate with Ligris Tax Services, LLC when tax planning is part of the strategy.

Ligris Commercial Real Estate Services Include:

- Reviewing agreements with real estate brokers and salespeople
- Negotiating and preparing Offers to Purchase and Purchase and Sale Agreements

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- Commercial acquisitions, sales, financing, and refinancing transactions
- Title examination, title insurance, and resolution of title issues
- Preparing deeds and other transactional instruments
- Reviewing and explaining closing and financing documents
- Negotiating and preparing commercial lease agreements
- Preparing contracts and other documents necessary for property development
- Advising on condominium project development and unit sales
- Assisting with Section 1031 like-kind exchange transactions
- Managing residential and commercial development transactions
- Coordinating with lenders, Qualified Intermediaries, brokers, title professionals, and other transaction participants

Why Ligris for Commercial Real Estate?

Commercial real estate decisions are business decisions. We take the time to understand what you are trying to accomplish, how the property fits your broader plans, and which legal issues could affect the economics or timing of the transaction.

Our attorneys can stay involved from acquisition and financing through closing, development, leasing, refinancing, and future disposition. When title, business, tax, condominium, or other issues intersect, we can coordinate across Ligris and with Ligris Tax Services, LLC so the legal pieces support the same objective.

From multifamily and retail properties to condominium developments and multi-parcel 1031 exchanges, our attorneys are accustomed to transactions with multiple moving parts. For institutional clients and transactions involving sensitive financial information, Ligris's SOC 2 Type II compliance further supports the disciplined, security-conscious processes clients expect from their legal partners.

FAQs

What does a commercial real estate attorney do?

A commercial real estate attorney advises on the legal aspects of acquiring, selling, financing, developing, leasing, and managing commercial property. This may include negotiating contracts, reviewing title and due diligence, structuring financing, preparing closing documents, negotiating leases, and addressing development-related issues.

When should I hire a commercial real estate attorney?

Ideally, before signing an Offer to Purchase, letter of intent, Purchase and Sale Agreement, or other binding document. Early legal involvement can help identify issues, preserve negotiating leverage, and structure the transaction around your business objectives from the outset.

What types of commercial real estate does Ligris handle?

Ligris represents clients in Massachusetts transactions involving multifamily properties, retail properties, mixed-use projects, condominium developments, investment properties, and other commercial real estate assets.

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What is a Section 1031 like-kind exchange?

Section 1031 may allow an investor to defer recognition of certain gain when qualifying business or investment real property is exchanged for qualifying replacement real property, subject to federal requirements and strict deadlines. Legal, tax, and Qualified Intermediary coordination is important because the structure and timing of the transaction matter.

Can Ligris assist with a 1031 exchange involving multiple properties?

Yes. Ligris attorneys have experience with both straightforward exchanges and more complex transactions involving multiple parcels, working with clients, Qualified Intermediaries, lenders, and other professionals to coordinate the transaction.

Who does Ligris represent in commercial real estate transactions?

Ligris represents buyers, sellers, lenders, investors, owners, and developers in commercial real estate matters, subject to applicable conflict-of-interest rules.

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