



Real Estate

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At Miller Nash, our full-service real estate team provides comprehensive legal support across the full lifecycle of real estate assets, including acquisition, development, financing, leasing, and disposition.

With deep roots in the Pacific Northwest, we combine our regional knowledge with technical experience to deliver practical, business-minded solutions for clients across the real estate spectrum. We represent owners, developers, investors, financial institutions, contractors, and public entities in navigating complex real estate and construction projects throughout the Western United States. Whether real estate is central to a business or one component of a broader enterprise, our team helps maximize value, manage risk, and support forward momentum with confidence.

We recognize that real estate is often one of the largest investments or liabilities a business will undertake. Our transactional legal team brings diligence, creativity, and industry insight into every matter, whether structuring a joint venture, negotiating a complex lease, or securing public incentives. We also coordinate seamlessly with our firm's tax, land use, litigation, and environmental attorneys to provide fully integrated counsel. At Miller Nash, we help clients move from vision to execution with a focus on value, timing, and long-term success.

Key Services Include:

Real Estate Acquisitions & Dispositions

We advise clients in the purchase and sale of a wide range of real estate assets, including office, retail, industrial, natural resources, agricultural, multifamily, and mixed-use properties. Our attorneys manage all aspects of the transaction, including due diligence, entitlements, environmental risk mitigation, and closing documentation. We help clients structure real estate deals that support their business goals while minimizing risk and ensuring regulatory compliance.

Real Estate Financing

Our team has deep experience providing legal representation for both lenders and borrowers in real estate financing transactions. We handle construction loans, bridge loans, mezzanine financing, permanent loans, and refinancings across a wide range of asset types. Our attorneys assist with real estate loan structuring, drafting and negotiating loan documents, collateralization, intercreditor and participation agreements, and loan modifications or workouts.

We understand the nuances of lender requirements and borrower priorities, allowing us to craft practical legal solutions that balance risk and reward.

In addition to traditional lending, we regularly help clients access capital through federal and state tax credit programs, including Low-Income Housing Tax Credits (LIHTC), New Markets Tax Credits (NMTC), Historic Tax Credits (HTC), as well as through Opportunity Zone investments. Our team's knowledge of the regulatory landscape and financing tools enables us to guide projects through complex capital stacks and deliver results that align with our clients' financial and strategic objectives.

Leasing and Asset Management

We represent landlords and tenants in negotiating and managing commercial lease and ground lease agreements across asset classes, including office, retail, and industrial properties. Our lawyers help clients protect their interests through tailored lease provisions, regulatory compliance, and proactive dispute avoidance strategies. We also advise on property management matters and operational issues that impact long-term asset performance.

Real Estate Development

From land acquisition to project completion, we counsel clients through every stage of the development process. This includes site selection, entitlements, zoning and land use, permitting, construction contracting, and environmental review. Whether developing new properties or redeveloping existing sites, we integrate legal strategy with business goals to keep projects on track and on budget.

For the latest updates on real estate transactions and finance law visit our blog, [From the Ground Up](#).