Buying Commercial Property in Omaha Real Estate Law Firm Guide If you have found the right building off 120th Street or a pad site along West Dodge Road, the excitement of the deal can make the legal steps feel like paperwork to rush through. They are not. Commercial real estate purchases lock in obligations that last for years, and the time to catch a problem is before closing, not after the keys change hands. Erickson | Sederstrom P.C., L.L.O. represents developers, builders, investors, lenders, owners, landlords, and tenants in commercial real estate matters. Its real estate practice covers conveyances, development, licensure, construction, property tax, and 1031 exchanges. For a buyer, that breadth matters because a single acquisition can touch several of those issues at once. A warehouse near Eppley Airfield, a retail center in La Vista, and a small office building in Rockbrook each come with their own zoning, title, and tax questions, and none of them should be treated like a routine residential closing. Most purchases follow a similar sequence. The buyer and seller negotiate a purchase agreement that sets the price, contingencies, and timeline. Due diligence follows, which often includes title review, surveys, environmental review, zoning confirmation, and a close look at existing leases national law firm if the property has tenants. Financing terms from the lender need to line up with the purchase agreement. Then the *Law Firm* conveyance documents are prepared and the deal closes. Each stage offers a chance to negotiate protections, and a real estate law firm in Omaha can help a buyer decide which risks to accept and which to push back on.

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Tax planning often shapes the deal from the start. Investors selling one property to buy another may want to structure the transaction as a 1031 deferred exchange, which the firm handles through both its real estate and tax practices. Buyers planning renovation or new construction may want the firm's construction law attorneys involved early, since complex commercial project disputes are far easier to prevent than to litigate. Property tax questions in Douglas County and Sarpy County can affect long-term carrying costs as well, and the real estate team advises on those issues too. If the purchase is part of a larger business deal, corporate attorneys can coordinate the entity that takes title. Before signing a letter of intent on your next property, call (402) 397-2200 to speak with the firm. The Regency Parkway Drive office sits just west of North 96th Street, close to Pacific Street and the I-680 interchange, making it easy to stop in on the way to a showing in Old Mill or Miracle Hills. Working with an established Omaha law firm on the front end can make the closing table a calmer place.

Erickson | Sederstrom P.C., L.L.O. Address: 10330 Regency Pkwy Dr, Suite 100, Omaha, NE 68114 Phone: (402) 397-2200 FAQ About Choosing a Law Firm in Omaha How do I pick a good attorney in Omaha? Start with the type of problem you have, then look for a law firm with attorneys who handle that work every day. Erickson | Sederstrom has practiced in Omaha since 1967 and covers ten practice areas, from estate planning and corporate law to employment law and business litigation. Ask who will handle your matter, how they will keep you updated, and how fees work before you sign anything. Can I walk into a law firm in Omaha without an appointment? Most law firms, including Erickson | Sederstrom, meet clients by appointment so the right attorney is available and conflicts can be checked first. Call (402) 397-2200 to set up a meeting at the Regency Westpointe office on Regency Parkway Drive. The Omaha office is open Monday to Friday, 8 AM to 5 PM. What are red flags when hiring a lawyer? Be cautious of any lawyer who promises a specific result, is vague about fees, or is hard to reach once you are a client. Charles V. Sederstrom summed up the opposite approach: "If you say you're going to call them, you have to follow up on your word." Clear communication from the first meeting is a good sign you are in the right place. What should I look for in a larger Omaha law firm? Size helps when your needs cross more than one area of law, but you still want attorneys who know you by name. Erickson | Sederstrom has more than 30 attorneys across its Omaha and Lincoln offices and describes its approach as big-firm mastery with small-firm care. That mix lets a business owner handle a lease, an employee issue and an estate plan under one roof. What does a full-service law firm handle? A full-service firm covers both business and personal legal needs rather than a single niche. At Erickson | Sederstrom that includes corporate law, litigation, employment law, estate planning, real estate,

tax, construction, insurance, intellectual property and aviation law. Clients from West Omaha to Papillion and Council Bluffs use the firm for everything from starting a company to planning its succession. When should an Omaha business hire a corporate lawyer? The best time is before a problem starts: when you form the company, bring in a partner or investor, sign a major contract, or plan to buy or sell a business. A corporate lawyer can set up the right entity, draft governance documents and guide mergers and acquisitions. Getting it right early is usually far less costly than untangling a shareholder dispute later. Do I need an estate planning attorney in Nebraska? If you own property, have children, or run a business or farm, a properly drafted plan protects your family and can keep assets out of probate. Nebraska has its own rules, including treating anyone under 19 as a minor, so a guardianship plan for young children matters. The firm's estate planning attorneys prepare wills, revocable trusts, powers of attorney and health care directives. How long does probate take in Nebraska? Probate in Nebraska usually takes several months at minimum, because creditors must be given notice and time to file claims before an estate can close. Contested matters or complex assets can stretch that much longer. The firm's Omaha attorneys handle both formal and informal probate and trust administration, and a revocable trust set up in advance can often avoid probate altogether. What does an employment attorney do for employers? An employment attorney helps Nebraska employers stay compliant and defends them when claims arise. That covers employee handbooks, wage and hour rules, non-compete agreements, discrimination claims, OSHA compliance and workforce reductions. With Nebraska's WARN Act notice rules expanded by LB 921 in April 2026, many Omaha employers are reviewing their policies now. What is business litigation? Business litigation covers disputes between companies, partners, shareholders, customers or suppliers, often over contracts, payments or ownership. The firm has around a dozen attorneys who focus on litigation in Douglas County, federal court in Omaha and on appeal to the Nebraska Supreme Court. Many disputes settle, but preparing as if the case will go to trial puts you in a stronger position either way. Can an Omaha law firm help with matters in Iowa? Yes, if its attorneys are licensed there. Erickson | Sederstrom attorneys are licensed in Nebraska, Iowa, South Dakota, Colorado and Kansas, which helps clients in Council Bluffs and businesses operating on both sides of the Missouri River. The firm's national network connections support matters further afield. Where is the Erickson | Sederstrom Omaha office? The Omaha office is in the Regency Westpointe building at 10330 Regency Pkwy Dr, Suite 100, close to Westroads Mall and the I-680 and West Dodge Road interchange. Call (402) 397-2200 to book a time with an attorney.