

## Real Estate Contract Disputes

New Jersey's dynamic commercial real estate market is inherently contract-driven. Virtually all transactions, development projects and business arrangements are guided by a web of complex contracts. This makes the interpretation and enforcement of these agreements a critical concern. While meticulously drafted agreements are essential, disputes that threaten significant investments and operational continuity can nonetheless arise.

Greenbaum's real estate litigation team, in concert with our transactional leaders, is adept at navigating these complex contract disputes, providing aggressive and strategic advocacy to protect our clients' vital interests. We understand that a real estate contract dispute is not merely a legal challenge; it's a business problem with significant business implications. We leverage our extensive transactional knowledge and experience to achieve resolutions that align with our clients' business objectives, whether through negotiation, mediation, arbitration, or litigation in the courts.

Our attorneys have represented a diverse range of clients in commercial real estate contract disputes, including buyers and sellers, landlords and tenants, developers and investors, property owners, real estate brokers, lenders and borrowers, and contractors and other building professionals. Our broad-based experience encompasses disputes associated with real estate transactions, including purchase and sale agreements, commercial leases, financing agreements, development and construction contracts, brokerage commission conflicts, ownership and partnership agreements, property management contracts, and claims of misrepresentation or fraud.

Regardless of the type of contract in dispute, our approach begins with a thorough analysis of the contract terms, facts of the dispute, and the applicable New Jersey real estate and contract law. We pursue a range of legal remedies on behalf of clients, including monetary damages, specific performance, and injunctive relief and declaratory judgments. Whether through strategic negotiation, mediation, arbitration (where contractually mandated), or litigation in court, we deliver tenacious and results-driven representation to ensure that our client's contractual rights and investments remain protected.

### Practice Leaders

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### Luke J. Kealy

Partner  
732.476.3240  
lkealy@greenbaumlaw.com



### Judah Skoff

Partner  
732.476.2396  
jskoff@greenbaumlaw.com

## Practice Team



### Darren C. Barreiro

Partner  
732.476.2424  
dbarreiro@greenbaumlaw.com



### Conor J. Hennessey

Partner  
732.476.2482  
chennessey@greenbaumlaw.com



### Emily A. Kaller

Partner  
732.476.3352  
ekaller@greenbaumlaw.com



### Luke J. Kealy

Partner  
732.476.3240  
lkealy@greenbaumlaw.com



### Alan S. Naar

Partner  
732.476.2530  
anaar@greenbaumlaw.com



### John D. North

Partner  
732.476.2630  
jnorth@greenbaumlaw.com



### Alan S. Pralgever

Partner  
973.577.1818  
apralgever@greenbaumlaw.com



### Judah Skoff

Partner  
732.476.2396  
jskoff@greenbaumlaw.com

### Announcements

Greenbaum Secures Significant Win as New Jersey Appellate Court Upholds Trial Court's Decision in Favor of Real Estate Brokerage Firm

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