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Law Firm Real Estate Report

By **James Boyle**

Law360 (September 24, 2026, 4:36 PM EDT) -- Several law firms grew their geographic footprints in September, with Saul Ewing LLP expanding into Atlanta, Morgan & Morgan PA entering the Chicago market, and Maron Marvel Bradley Anderson & Tardy LLC opening a second New York location on Long Island.

Belluck Law LLP entered Pennsylvania with offices in Philadelphia and Carlisle, while Finnegan Henderson Farabow Garrett & Dunner LLP launched its first Texas office in Dallas. CGA Law Firm expanded through its acquisition of a longtime Gettysburg, Pennsylvania practice, and Kegler Brown Hill + Ritter moved into northwest Ohio with a new office in Findlay.

The month also brought a significant long-term commitment from Morris Nichols Arsht & Tunnell LLP, which extended the lease for its Wilmington, Delaware, headquarters and kicked off a plan for a multiyear renovation of the space.

Here, Law360 Pulse takes a look at some of the notable law firm office openings, expansions and leasing activity announced in September.

Belluck Law Expands Into Pa. With Philly, Carlisle Offices

Personal injury firm Belluck Law LLP has expanded into Pennsylvania with the launch of new offices in Philadelphia and Carlisle as the firm continues to build its caseload of mesothelioma and asbestos-related cases throughout the state. Both locations are led by Bethann Kagan, who moved her practice after more than 27 years with Shein Law Center to serve as Pennsylvania managing partner for Belluck Law.

Belluck Law occupies an office at 121 South Broad St. in Philadelphia and 1819 Spring Road in Carlisle. The new locations increased the firm's footprint to 10 offices, including in New York City and Albany, New York, Boston, and Woodbury, New Jersey.

CGA Enters Gettysburg With Hartman & Yannetti Acquisition

The central Pennsylvania-based CGA Law Firm expanded its footprint in the Keystone State with this month's acquisition of Gettysburg-based Hartman & Yannetti Inc. Bernard A. Yannetti transferred his real estate and estate administration practice to CGA, along with the former Gettysburg office operated by Hartman & Yannetti at 126 Baltimore St. and his 10-person staff.

Hartman & Yannetti started as a solo practice operated by Eugene Hartman in 1949. In 1972, Eugene's son Gary joined the firm and the name changed to Hartman & Hartman. Nearly 20 years later, Yannetti was welcomed as an associate in 1991, and he became a name partner in 1996. Gary Hartman retired in 2021, leaving Yannetti as the owner of the Gettysburg firm.

CGA now has 36 attorneys practicing at offices in York, its headquarters, and in Gettysburg, Red Lion, East Berlin and Hanover, Pennsylvania.

Finnegan Expands U.S. Platform with Launch of Dallas Office

Intellectual property boutique Finnegan Henderson Farabow Garrett & Dunner LLP entered the Texas market this month with the launch of a new office in Dallas. The office is located in the Saint Ann Court office building in the Dallas Harwood business district at 2501 N. Harwood St.

Finnegan's Dallas office is led by Hope Shimabuku, who joined the firm after serving as regional director of the United States Patent and Trademark Office's Southwest Regional Outreach Office. The firm also added partner Christian Hurt, who moved his practice from McKool Smith.

Kegler Brown Expands Northwest Ohio Presence with New Findlay Office

Kegler Brown Hill + Ritter has added a third Ohio office this month, moving into the northwest area of the state. The office is located in a building at 1995 Tiffin Ave. in New Findlay. The office is led by estates attorney Abby Wilson, who moved her practice after eight years with Marshall & Melhorn LLC.

Kegler Brown is a full-service business law firm with offices in Findlay, Marion and Columbus, Ohio.

Maron Marvel Opens Newest Office On Long Island

Maron Marvel Bradley Anderson & Tardy LLC has expanded its presence in New York this month with a new office on Long Island. The defense firm, focused on mass-tort litigation risk management, general liability, environmental law and commercial litigation, opened a location at the Melville Expressway II business center at 68 South Service Road in Melville.

The office is led by partner Brian Bergin, who relocated from Maron Marvel's office in Jersey City, New Jersey. The firm now has two offices in New York, including its location on Staten Island. Overall, Maron Marvel offers services in 15 offices around the country, including New Orleans, Philadelphia, Dallas and Chicago.

Morgan & Morgan Expanding Into Chicago With Office In Loop

Personal injury giant Morgan & Morgan PA announced this month the opening of a Chicago office within the Loop, the city's central business district. The firm has a temporary office at 161 North Clark St., Suite 1600. Construction is underway on the 17th and 18th floors of the building, which will serve as its permanent space.

As part of the launch, trial attorney and Chicago native Michael Marrese will lead the expansion, alongside eight attorneys and 20 support staff focused on personal injury, general liability, workers' compensation, Social Security claims, medical malpractice and mass torts. Marrese has been at Morgan & Morgan since December 2008, according to his LinkedIn profile.

Delaware Firm Morris Nichols Extends Office Lease Until 2040

Delaware firm Morris Nichols Arsht & Tunnell LLP announced this month that it has extended the lease for its office in downtown Wilmington through 2040. The firm will continue to occupy roughly 83,000 square feet across the entire 16th through 19th floors of a 23-story mid-rise building at 1201 N. Market St., which has served as Morris Nichols' headquarters since 1989.

The firm said in its announcement that it will "undertake a multiyear renovation" of the office as part of the lease extension. Founded in 1930, Morris Nichols has been based in Wilmington its entire history.

Saul Ewing Expands Southeast Presence With Atlanta Office

Saul Ewing LLP has grown its footprint in the Southeast region of the U.S. with a new office in the Atlanta market. The firm added three attorneys with the launch of the office, which is located in the Promenade Central office building at 1200 Peachtree St. NE.

G. Scott Rafshoon moved his practice to Saul Ewing from Squire Patton Boggs, Peter N. Hall joined the firm's Atlanta office from Holland & Knight, and Rebecca Davis was welcomed from Arnall Golden Gregory LLP. Saul Ewing's Atlanta office also features Patrick S. Tracey, who relocated from the firm's Boston office, and Steven C. Reingold, who serves as the office managing partner.

--Additional reporting by Andrea Keckley, Matt Perez and Rose Krebs. Editing by Janice Carter Brown.

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