



MEET NATE

“If it touches dirt, that’s what we do. I work with my clients to solve their legal issues in real estate, land use and zoning, construction, and business and corporate law; and it is a privilege to be called on when needed by my clients.”

— Nate Fox

A partner in Obermayer’s Business & Finance Department, Nate heads the suburban land use team. He concentrates his multifaceted practice in real estate, zoning and land use, construction, business, and corporate law. He has extensive experience in representing real estate and development clients in the commercial, industrial, residential, multifamily, hospitality, and energy industries. He has also consulted buyers, sellers, owners, and tenants in drafting and negotiating commercial real estate leases, sales, and purchases of self-storage, office, retail, senior living and elder care facilities, warehouse, raw ground, and various commercial and industrial properties.

Nate focuses on reaching his clients’ objectives in the most practical manner possible. He enjoys the people and problem-solving aspects of his practice and appreciates becoming a part of his clients’ trusted circle of advisors. Nate’s prior experience as a construction project manager and municipal solicitor has given him a unique perspective, enabling him to truly relate to his clients while working through their real-world development, construction, and real estate concerns.

When not working, Nate enjoys spending time with his wife and three daughters, road cycling, swimming, and reading. He rides his road bike several thousand miles per year and participates in triathlon (Sprint, Olympic, Olympic Plus, and Half-Ironman distances completed), cycling, and aquabike events.

EXPERIENCE

Nate has represented clients ranging from individuals to large, multi-billion-dollar businesses. Some of his most notable cases include:

- Obtaining zoning relief, rezoning, and land development approvals in Pennsylvania and New Jersey for various commercial, residential, medical, and industrial properties;
- Obtaining a successful rezoning for apartment development in Bucks County;
- Obtaining text amendment for various commercial uses for a multi-tenant commercial and scientific/tech complex;
- Negotiating favorable settlements for clients facing zoning enforcement action and private causes of action under the M.P.C. and local ordinances;
- Representing buyers and sellers in acquisitions and dispositions of commercial properties, on matters from raw ground to properties with existing tenants;
- Representing financial institutions and borrowers in lending and refinancing transactions ranging from hundreds of thousands of dollars to over \$80 million;
- Formed numerous corporate entities and restructured various businesses' corporate structures, as well as the acquisition and sale of various business entities and related assets;
- Represented numerous contractors in reviewing and negotiating construction contracts and filing, litigating, and resolving mechanic's lien matters in Pennsylvania and New Jersey.

NEWS & INSIGHTS

Obermayer Attorneys to Present on Environmental and Approvals Considerations in Real Estate at ACCGP 17th Annual In-House Counsel Conference

April 10, 2025 by Darwin R. Beauvais, Nathan D. Fox, Matthew S. Olesh

Obermayer Attorneys Recognized in Best Lawyers 2025

July 17, 2024 by Trisha R. Hudkins, Darwin R. Beauvais, Rebecca A. Berger, Stephanie Steckclair Tarantino, Shaun Staller, Amanda C. Frett, Nathan D. Fox, Kellie A. McGowan, Matthew S. Olesh, Michael A. Thom, Marcelina R. Policicchio, Mathieu J. Shapiro, Stephanie H. Winegrad, Shari B. Veisblatt, Adam H. Tanker, Alina Chuklin, Tara K. Burns, Michael D. Vagnoni, Nina B. Stryker, Leslie B. Spoltore, Michelle L. Ringel, Nicholas Poduslenko, Hillary J. Moonay, Thomas A. Leonard III, David L. Ladov, Andrew J. Horowitz, Paul C. Heintz, Samantha J. Evian, Julie R. Colton, Michael E. Bertin

Obermayer's Doylestown Office Recognized in the Bucks County Bar 100% Club

June 04, 2024 by Hayley N. Purcell Sinkler, Brooke E. Newborn, Stephanie Steckclair Tarantino, Amanda C. Frett, Nathan D. Fox, Kellie A. McGowan, Michael A. Thom, Adam H. Tanker, Hillary J. Moonay

Nate Fox is the Lawyer Behind One of The Philadelphia Business Journal's Best Real Estate Deal of 2022

April 19, 2023 by Nathan D. Fox

Nate Fox Quoted in Levittown Now

September 08, 2021 by Nathan D. Fox

Philadelphia Construction Tax Alert

October 16, 2020 by Michael P. Malloy, Jr., Nathan D. Fox, Kellie A. McGowan, Anastasius (Tassos) Efstratiades, Derek S. Green, David A.

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ACTIVITIES & HONORS

For seven consecutive years, Nate was selected to “Pennsylvania Super Lawyers Rising Stars”. He was also included in the 2024 and 2025 editions of *The Best Lawyers in America*® List for Land Use & Zoning Law.

He is also a Consistory Member at St. Peter’s Covenant Church.

Awards Won*



*[Click here](#) for a description of the standard or methodology on which the awards and honors are based. No aspect of this advertisement is approved by the Supreme Court of New Jersey.

EDUCATION

Drexel University Thomas R. Kline School of Law, JD
Grove City College, BA

ADMISSIONS

Pennsylvania
New Jersey
Eastern District of Pennsylvania
Middle District of Pennsylvania

CAPABILITIES

Business & Finance

Banking
Corporate
Real Estate
Zoning & Land Use

Industry Focus

Financial Services
Individuals & Private Clients
International Businesses
Local Governments & Municipal Authorities
Nonprofit Organizations
Real Estate & Construction
Universities & Secondary Schools