



Miao (Emily) Cheng

Partner

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Industries

Finance

Commercial Real Estate
Finance (CREF)

Manufacturing

Mobility

Multifamily Housing

Supply Chain

Practice Areas

Real Estate

Business & Commercial
Litigation

Commercial Real Estate
Finance

Corporate Law

Mergers & Acquisitions

Securities & Corporate
Governance

Shopping Center & Retail
Development

Startups & Emerging
Businesses

Bar Memberships

Indiana

Miao (Emily) is a real estate attorney with a demonstrated track record of success in advising, negotiating and closing complex commercial real estate transactions. Her experience covers a wide range of commercial properties, including shopping centers, office buildings, medical offices, industrial warehouses, manufacturing facilities, transportation terminals, and railroad corridors and crossings in the local and national real estate markets. Emily possesses a comprehensive understanding of diverse types of real property, which enables her to appreciate the strengths and needs of all parties to a given matter.

Emily's expertise extends to all stages and aspects of real property acquisition, disposition, development, and construction, as well as quiet title actions, eminent domains, and easement disputes. She assists clients in navigating the development of multifamily housing, single-family residential communities, and assisted living facilities, and the establishment of various easements and declarations of covenants, conditions, and restrictions. Emily's understanding of the unique needs and challenges facing clients in different industries enables her to provide tailored advice that addresses their specific concerns.

Emily represents a broad range of regional, national, and international commercial banks and credit providers in debt finance transactions across an array of specialized industries. She advises financial institutions in negotiating all aspects of commercial and real estate financing, including real estate and construction lending, commercial loan documentation, and tax-exempt financing. Her ability to streamline and consistently close even the most sophisticated transactions is highly valued.

Emily is also highly skilled in negotiating various office, warehouse, industrial, and retail leases. She has resolved a variety of landlord-tenant issues, including construction obligations, percentage rent, common area maintenance charges, assignments and subleases, exclusive use, indemnity, and subordination and non-disturbance agreements. Emily is known for her ability to balance risk and rewards and execute advantageous opportunities. Her commitment to forging the right path to realizing each client's goals is unparalleled.

Other Info About Miao (Emily)

Education

Indiana University Maurer School of Law, J.D., 2017

University Shanxi University of Finance and Economics, Bachelor of Law, 2013

Courts

Northern Districts of Indiana

Southern Districts of Indiana

U.S. Court of Appeals, Seventh Circuit

Recognition

Recognized by *Best Lawyers: Ones to Watch® in America* – Labor and Employment – Employee, 2026–2027; Real Estate, 2026–2027; Tax, 2026–2027

Selected for inclusion in *Indiana Rising Stars®*, 2025, 2026

Firm Committees

Women's Initiative Committee, Office Representative

Featured Articles

[The Corporate Transparency Act's Impact on the Real Estate Industry: What You Need to Know to Comply](#)

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