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## Commercial Real Estate Leasing

Our attorneys offer clients flexible and creative solutions to difficult challenges in commercial real estate leasing transactions. We regularly represent clients in all types of commercial leasing transactions, including office lease, ground lease and large-scale retail lease transactions, as well as triple-net, sale-leaseback, operating lease, master lease, sublease and other structured leasing transactions. We also assist clients in connection with related financings, as well as, the extension, modification and disposition of commercial leases. The litigation attorneys on our team have decades of experience in complex commercial real estate lease dispute resolution proceedings.

In our commercial real estate leasing practice, our clients include developers, investors, owners, lenders, shopping centers, financial institutions, national and regional retailers, warehouse operators, not-for-profit organizations, commercial landlords and tenants, and property managers.

### A Cost-Effective, Multi-Disciplinary Approach to Commercial Lease Transactions

Our commercial leasing team takes a cost-effective, multi-disciplinary approach that involves working closely with attorneys from the firm's Real Estate, Environmental, Tax and Commercial Finance departments to address complex issues as they arise. When representing clients in negotiations, we focus on identifying all potential issues up front so that we can achieve favorable outcomes in advance of closing. In addition to drafting and negotiating commercial leases, subleases and other leasing agreements, our practice also includes drafting and negotiating:

- Estoppel certificates
- Lease termination and surrender agreements
- Non-disturbance agreements
- Property management agreements
- Subordination agreements
- Term sheets
- Other ancillary documents

### Strategic Legal Representation for High-Stakes Commercial Real Estate Leasing Disputes

When things do not go as intended, taking an aggressive stance in litigation or other formal or informal dispute resolution proceedings can be critical to mitigating a party's risk of loss. Our attorneys have vast experience representing landlords, tenants, lenders and other clients in all phases of commercial real estate lease dispute resolution. This includes securing favorable outcomes through settlement negotiations, mediation, arbitration and litigation in cases involving:

- Landlord-tenant disputes
- Bankruptcies and restructurings
- Zoning and land use matters