

COMMERCIAL LEASING

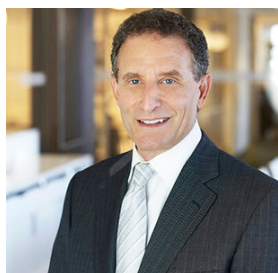
Our real estate attorneys have extensive experience with the leasing of all types of real property across the United States and abroad, including retail, office, industrial, mixed-use projects, undeveloped land/ground leases, and cell tower sites.

Having represented both landlords (from institutional owners to local developers) and tenants (from national tenants to start-up business and individuals) in connection with hundreds of leases, we understand the complex issues involved in leasing real property and draw upon our unparalleled expertise to consummate deals efficiently. Our expertise extends as well as to all other ancillary documents pertaining to the leasing of real property, like reciprocal easement agreements, development agreements, work letters, and recognition agreements.

Professionals



GLENN T. SHERMAN
PARTNER



BRUCE M. SMILEY
PARTNER



TRACEY A. STEELE
ASSOCIATE



STEVEN L. ZIVEN
PARTNER

Presentations & Publications

» “Landlord Lease Remedies: A Closer Look” | Los Angeles County Bar Association - Leasing and Development | August 1, 2013

Representative Clients and Matters

Office:

- Representing institutional landlords in connection with full building and campus leases
- Representing tenants in connection with multi-building leases and work letters
- Representing tenants desiring to renegotiate existing leases (downsizing, “blend and extend,” and expansions)
- Representing start-up businesses in connection with creative office space leases
- Preparing form office leases and work letters for landlords
- Advising clients on LEED matters

Retail:

- Representing retail developers in connection with leases, development agreements and CC&Rs opposite national tenants
- Representing multiple retailers in connection with regional and national expansions
- Negotiating and documenting long term ground leases and development agreements on behalf of ownership
- Representing boutique retailers in connection with space leases
- Representing owners of fitness chain in connection with leases, including reverse build to suits
- Representing national tenant in connection with long term ground lease and development of raw land
- Negotiating and documenting build out and lease of restaurant and brewery space on behalf of tenant
- Preparing form leases and development agreements for landlords

Industrial:

- Representing tenant in connection with approximately 835,000 square foot distribution facility
- Representing tenant in connection with lease of approximately 190,000 sq. ft. manufacturing facility in Mexico and subleases to various suppliers
- Representing seller/tenant in connection with multi-property sale/leaseback
- Representing seller/tenant in connection with sale/leaseback of out-of-state environmentally troubled industrial park

Mixed Use/Other:

- Advising owner of mixed use project regarding form lease and cost pools for project
- Representing restaurant client in connection with lease in mixed use retail/residential project
- Representing landlords in connection with rooftop cell sites
- Representing landlords in connection with out-of-state cell tower leases