

PRACTICE AREA

## Leasing



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### OVERVIEW

Hackett Feinberg represents both landlords and tenants in commercial leasing transactions. Our leasing experience spans a wide range of commercial real estate properties, including office buildings and industrial parks, shopping centers, mixed-use properties, distribution centers, sports complexes, solar arrays, and other types of commercial real estate.

A commercial lease is one of the more complex business agreements that a client will ever execute. Our team is appreciated for addressing the many legal issues that need to be negotiated and memorialized in a comprehensive lease. With more than twenty-five years of earned skill in successfully negotiating and closing leasing transactions, we are known and valued for our pragmatic approach to even the most complex leasing agreements.

Commercial leases with construction buildouts, purchase options, expansion options, escalation clauses, insurance and indemnity provisions, title matters, ground leases, build-to-suit leases, and use and zoning issues can require input from several different practice disciplines within the firm. As a result, we work seamlessly as a team to achieve the right mix of legal acumen while also remaining focused on our client's goals to negotiate and close the lease efficiently while mitigating their risks and liability.

In addition, we negotiate and document all ancillary agreements that pertain to commercial leasing, such as renewal and expansion amendments, subleases and assignments, and termination agreements. We advise on tenant improvement arrangements, architect and construction agreements, reciprocal easements, declaration of covenants agreements, license arrangements, and commission and management agreements. Moreover, we guide clients through subordination and nondisturbance agreements, estoppel certificates, and workouts and buyouts.

No leasing practice would be complete without proven litigation dexterity. Hackett Feinberg resolves all types of lease disputes, including the exercise of options, assignment and subletting, tenant improvements, defaults, and terminations and evictions. Whether it is a negotiated resolution in a conference room or a jury verdict for our client in a courtroom, we are proud of our record of aggressive and effective advocacy for our leasing clients.

## **Let's Get to Work!**

To learn more about how we can help, please contact [David Phalen](#) or [Joseph Brooks](#) at 617.422.0200.