

COMMERCIAL LEASING

Shulman Rogers represents landlords, tenants, investors, subtenants, management companies and real estate brokers in all aspects of leasing, including structuring the transaction, lease negotiations, build-out and occupancy.

Our attorneys provide leasing services for numerous office, retail and warehouse properties in the metropolitan Washington, DC area. Our attorneys help clients whose primary business is not real estate by explaining in plain English the fundamental provisions of the lease and focusing on the financial and economic terms. Shulman Rogers works closely with our clients to understand their day-to-day operations so that we may proactively represent their best interests.

We pride ourselves on our pragmatic approach to leasing and our ability to negotiate and document lease transactions in an economical fashion. We take a full-service approach, drawing upon attorneys in other Shuman Rogers practice areas, such as zoning and land use, tax, construction, bankruptcy and litigation so that we can advise our clients on the variety of legal issues that arise in leasing transactions.

Services include the transactions of the following types of leases:

- Office
- Retail
- Ground leases
- Industrial and warehouse
- Build-to-suit
- Communication tower

PRACTICE CHAIR

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COMMERCIAL LEASING (Continued)

- Restaurant
- Garage
- Medical office

We also handle other ancillary documents:

- Renewal and expansion amendments
- Subleases and assignments
- Termination agreements
- Construction, construction management and architect agreements related to tenant improvements
- Reciprocal easement and declaration of covenants agreements
- License agreements
- Management agreements
- Commission agreements
- Non-Disturbance agreements
- Estoppel Certificates
- **Representative Transactions Include:**
 - Representing a national law firm in connection with a new lease for 69,000 square feet of space in Washington, D.C.
 - Representing a landlord in leasing two buildings to a publicly traded company for use as a human genetics research facility.
 - Representing a property owner in negotiating a long term ground lease with a recognized local developer.
 - Representing a franchisee of a national restaurant chain in leasing numerous restaurant locations.