REAL ESTATE LEASING

DuaneMorris®

Duane Morris guides both landlords and tenants through all aspects of commercial lease transactions. We pride ourselves on facilitating our clients' business goals and objectives. We find solutions to resolve issues that inevitably occur, rather than creating obstacles and hurdles. Our clients recognize us as creative lawyers who know how to get their deals done quickly and efficiently.

OUR APPROACH: CRAFTING LEASES THAT MEET YOUR BUSINESS NEEDS

We focus on understanding our clients' needs and goals. With that understanding, we then prepare, negotiate and complete lease transactions on terms that meet those business objectives, within the time periods established by our clients. Based on many years of experience with leases, our lawyers provide clients with strategic business insights and practical advice that help simplify and expedite complex leasing issues involving approvals, permits, construction, operating expenses, energy efficiency, profitability, leverage, REIT accounting and liability protection.

As part of a large international law firm, we frequently draw on our colleagues' skills in other legal disciplines such as tax, finance, healthcare and education, depending on the unique circumstances of the transaction.

RANGE OF SERVICES

Duane Morris lawyers have extensive experience across many real estate product types, including office, medical office, industrial/warehouse and retail. Our leasing work includes:

- National leasing portfolios
- Operating leases
- Ground leases
- Corporate headquarter leases
- Subleases
- Build-to-suit leases
- Sale-leaseback transactions, for both landlords and tenants
- Leasing-related documentation: landlord waivers, construction work letters, subordination, nondisturbance and attornment agreements and recognition agreements

ACCOLADES

Chambers AND PARTNERS

Chambers USA 2026 cites Duane Morris' REAL ESTATE attorneys for their knowledge and experience. Chambers writes that Duane Morris "[a]dvises developers, financial institutions and investment managers on all aspects of transactional real estate issues. Also a popular choice of firm for its counsel on multifamily properties." Clients say Duane Morris has "a number of top-tier players and a condemnation practice that is unique, which sets them apart," is "a well-rounded firm that [serves its] clients well" and "provides thoughtful representation in complex matters."

COMMERCIAL PROPERTY EXECUTIVE™

LAW360®

Duane Morris is ranked by both *Commercial Property Executive* and *Law360* as among the top real estate law firms headquartered in the United States.

ACTIVE IN THE REAL ESTATE INDUSTRY

ULI Urban Land Institute

Nareit Real estate working for you®

The Real Estate Roundtable

Appraisal Institute®

U.S. Green Building Council

American College of Real Estate Lawyers

CRE Finance Council

International Council of Shopping Centers

NAIOP COMMERCIAL REAL ESTATE DEVELOPMENT ASSOCIATION

EXAMPLES OF OUR WORK

National Portfolios

- Representing a NATIONAL PROVIDER of post-secondary degrees in managing its national leasing portfolio, including negotiating and drafting commercial leases, amendments, subleases, subordination agreements, estoppels and termination agreements.
- Ongoing representation of an INTERNATIONAL SOFTWARE COMPANY in managing its national real estate portfolio.
- Ongoing representation of an INTERNATIONAL STAFFING COMPANY in the leasing of office and retail locations nationwide.

Corporate Offices

- Represented the following corporations in the negotiation of their headquarters leases: ALCAN CORPORATION (five floors at Triangle Plaza, near O'Hare Airport); PACTIV CORPORATION (80,000 square foot build-to-suit triple net lease office building in Conway Park, Lake Forest, Illinois); PACKAGING CORPORATION OF AMERICA (60,000 square foot free-standing office building in Conway Park, Lake Forest, Illinois); and KEMPER CORPORATION in the Aon Center building in downtown Chicago, Illinois.
- Representing an INTERNATIONAL REAL ESTATE INVESTMENT FUND MANAGER in all leasing and property management activities for its portfolio of Florida properties, including: (1) more than 6 million square feet of Class A industrial warehouse park in Miami; (2) 490,000 square feet of Class A industrial distribution warehouse facility in Lakeland; (3) more than 1.5 million square feet of Class A suburban mid-rise office park in Orlando; (4) a 460,000 square foot Class A office tower complex in West Palm Beach; and (5) a 205,000 square foot Class A mixed-use office tower in Coral Gables.
- Represented an INTERNATIONAL SOFTWARE COMPANY in negotiating a build-to-suit lease for a signature building on Pittsburgh's North Shore waterfront, including negotiation of the term sheet, lease and work agreements, and assisting client with agreements for architecture and construction management, as well as other construction contract issues.

Retail/Shopping Centers

- Represented LAS VEGAS SANDS in the licensure, zoning, construction, development and financing of the SANDS CASINO RESORT in Bethlehem, Pennsylvania, together with the leasing of the adjacent high-end outlet shopping center.
- Acted as LANDLORD'S COUNSEL in simultaneously negotiating several anchor (retail) deals at a shopping center in Texas for a major flooring home good store (69,000 square feet), a national dollar store chain (24,000 square feet) and a national branded electronics superstore (24,300 square feet).
- Represented a POLISH COSMETIC COMPANY in flagship retail lease location and separate billboard lease in Times Square, New York City.

Research/Medical/Industrial

- Represented ADAPTIMMUNE, a clinical-stage biopharmaceutical company focused on the development of novel cancer immunotherapy products, in negotiating a build-to-suit lease for its newly constructed U.S. headquarters and base of clinical and manufacturing operations in Philadelphia's Navy Yard, which is owned and developed by Liberty Property Trust.
- Represented tenant in the negotiation of the lease of an entire 470,000 square foot industrial building in Bedford Park, Illinois, which involved the negotiation with and relocation of existing tenants and conversion of multitenant industrial building into a single-tenant building.
- Represented the U.S. affiliate of CJ CHEILJEDANG CORP. in a complex joint-venture transaction with CARGILL INC. to build and operate a lysine production facility in Fort Dodge, Iowa. The transaction included the negotiation of a 50-year lease with options to extend the lease term to 100 years and various service agreements.

Institutional-Based

- Represented THE PHILADELPHIA ZOO in connection with ground lease from city of Philadelphia and sublease from PAID (a public authority) for the development of a new parking garage.
- Represented a NEW YORK-BASED UNIVERSITY in connection with a long-term lease of a build-to-suit high-security office complex in Virginia used for conducting classified research for the Department of the Navy.
- Represented a MAJOR NATIONAL TRADE ASSOCIATION in an office lease consolidating several offices in downtown Washington, D.C., including assignment and subletting of the prior office leases and sublease of a portion of the new office space.

Unique Uses

- Represented MULTIPLE LANDOWNERS AND OPERATORS in connection with the cannabis industry (including for dispensary locations, grower/processor sites, etc.).
- Represented a HOTEL OWNER in all aspects of the sale or repositioning of three landmark hotel resort properties in Southern California (totaling over $100 MILLION), which included negotiating the real estate, finance and joint venture for a landmark hotel and convention center and other marquee hotel properties in Southern California and negotiating a ground lease transfer with the Port of San Diego.
- Negotiated a long-term ground lease and agreement to develop and operate a 400,000 square foot air-cargo terminal at SAN FRANCISCO INTERNATIONAL AIRPORT. In addition to negotiating key project agreements, we advised on compliance with California's environmental impact regulations (CEQA) and the preparation of a financial plan including the issuance of over $200 MILLION in revenue bonds to fund the project.

FOR MORE INFORMATION

To learn more about the Duane Morris Real Estate Leasing Practice, please contact:

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