

## Practices

# Commercial Leasing and Development

Major real estate transactions face a unique mix of financial, regulatory, and operational challenges, from tax and funding to land use and zoning to environmental and insurance. Successful projects require legal counsel with broad experience and local knowledge, bolstered by the ability to anticipate potential issues and provide creative solutions. Commercial leasing is a major component of many development and investment properties.

Recognized as a national tier one law firm for Real Estate, Construction, and Land Use and Zoning Law by *Best Lawyers*, Akerman's real estate team has guided major players through complex leasing and development deals, including mixed-use leasing, portfolio master leasing, and developable and structured ground leasing.

Our lawyers have sat on both sides of the table in high-profile projects, representing tenants as well as owners, developers, and asset managers. In addition to complex local transactions, we frequently assist clients with national projects, including the rollout of stores across the United States for an international retailer, the purchase and ground leasing of hundreds of grocery store locations throughout multiple states, and the sale and leaseback of more than 100 locations for a senior living facility.

## Office Sector

We represent large institutional investors, owners, and local real estate professionals in the full range of office leasing and development activities, including lease negotiations, build-to-suit leases, land

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### Connect With Us



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### Our Team

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### Related Work

Construction  
Environment and  
Natural Resources  
Investment  
Management  
Land Use and  
Development  
Real Estate  
Real Estate Acquisitions  
and Sales  
Real Estate Financing

acquisitions, procurement of entitlements and permits, inter-local agreements, development agreements and vested rights structuring, environmental impact assessments, endangered species and wetlands compliance, and redevelopment issues.

## Retail Sector

Our team advises owners and tenants—including privately owned shopping centers, REITs, pension funds, institutional investors, national big box retailers, grocery stores, pharmacies, banks, restaurants, discount chains, and apparel stores—in the development and leasing of malls, big box locations, shopping centers, and entertainment centers. Our work includes retail leases, acquisitions and sales, financings, ground leases, REAs, use restrictions, bankruptcy, environmental law, construction, permitting, due diligence, and other “work letter” issues.

## Industrial Sector

We represent publicly traded REITs, large institutional investors and owners, local real estate professionals, and developers of large-scale distribution facilities, including intermodal and airport-related distribution centers in locations across the United States.

## What We Do

- Negotiate and document design and construction agreements with architects, engineering and design professionals, general contractors and construction managers, and industry trades
- Assist in developable structured financeable ground leasing deals for retail centers, malls, and planned developments
- Handle portfolio leasing, including master leases, sale leaseback for operating locations, and corporate sale of operations and portfolio leases

of the operating properties retained by the corporate seller

- Provide facilities and corporate operations leasing support, including rooftop and WAS/DAS cellular/internet licensing and leasing
- Represent landlords in litigation, including CAM disputes, eminent domain, land use litigation, and eviction
- Handle negotiations of build-to-suit and flex leases, land acquisitions, procurement of entitlements and permits, inter-local agreements, development agreements and vested rights structuring, environmental impact assessments, endangered species and wetlands compliance, and redevelopment issues