



## **Office Leasing/Landlord Representation**

### **Office Leasing Landlord Representation for Major Building Owners**

Federman represents several of the largest office building owners throughout the United States in connection with the leasing of their office buildings and suburban office parks, annually negotiating office leases covering several million square feet. Our firm maintains decades long relationships with the attorneys of many of the larger tenants leasing space in our clients' buildings which helps to avoid landlord tenant disputes, to accelerate deliverables in connection with re-financings and to ease the negotiation of expansions, contractions or renewals, where applicable.

### **Custom Lease Forms and Market-Aligned Negotiation Strategies**

Federman's leasing lawyers work with the firm's clients and their mortgage lenders to develop lease forms for each unique project, including narrowly tailored rules and regulations, service and amenity packages and a thoughtful bundle of tenants' rights in an effort to reduce protracted tenant negotiations. Because of Federman's robust tenant-side leasing practice, our lawyers are familiar with the leasing requirements and programs of tenants in many industries including health care, professional and financial services, real estate, construction, apparel, architecture, design, media and recording, showroom, technology, biotechnology and co-working.

### **Real-Time Market Insights and Evolving Tenant Requirements**

Federman's leasing lawyers have up to the minute data on market conditions as such conditions rapidly change to address personal security, health issues and credit enhancement structures.

## **Construction, Delivery, Work Letters and Tenant Improvement Expertise**

Our firm's understanding of the construction process and the unique requirements of different jurisdictions enable us to effectively counsel our clients on all matters concerning work letters, base building specifications, delivery conditions and protections against tenant delays and change orders. Federman's familiarity with real estate underwriting requirements helps to assist its clients in designing creative tenant improvement financing structures and credit enhancement packages.

**KEY CONTACTS**



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