

## Commercial Leasing

Whether you are a tenant or a landlord, any commercial lease you sign will impact the success of your business for years to come.

We represent both landlords and tenants, so we can often anticipate the negotiating positions and concerns of each side of a lease transaction before conflicts arise. We also understand regional variations in lease terms, the unique needs of specialized businesses, and the latest market conditions that we can leverage aggressively in negotiating the best deal for you.

Not all commercial leases are created equal. What type of use and property is covered by your lease can make the language and terms of your lease vary greatly:

- General offices leases may address what is the appropriate percentage of the building that is part of the core factor and therefore the cost of maintenance passed on to tenants of the building. Medical leases can involve specific equipment and buildout issues, along with exclusive use and medical waste disposal concerns.
- In a restaurant lease, you may have different types of build-out issues, exclusive use and percentage rent included. Retail leases may also have percentage rent and exclusive use issues. Hours of operation of other retailers in the shopping center may also be an important issue to address.
- In a warehouse lease, you may have restrictions on manufacturing of products versus storage and distribution as well as limits on traffic in and out of the property.
- For industrial leases, depending upon the use, environmental concerns may have to be addressed.
- Ground leases are a special type of lease addressing use and development of the property by the tenant for usually a more moderate rent, in exchange for a longer-term lease.

Please call us at **(301) 251-1180** or **submit an online inquiry**.

### Attorneys

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