

Commercial Real Estate Leasing

Commercial leases in New Jersey are far more than standard agreements – they are complex contracts that define the financial, operational, and legal relationships between property owners and businesses for years to come. The firm’s real estate practice offers a depth of leasing experience that enables us to provide practical and cost-efficient representation in commercial leasing transactions for both landlords and tenants across a wide spectrum of property types, including office, industrial, retail, and residential space. The Greenbaum team handles all aspects of leasing commercial and industrial properties, including ground leases, solar and other alternative energy related leases, and leases that must accommodate historic and ongoing environmentally challenged properties.

We place a strong focus on the allocation of risk in leasing agreements and collateral documents. Our attorneys bring a nuanced understanding to every lease negotiation, whether on behalf of a property owner seeking to maximize the value of an asset, or a tenant securing the ideal space for their business operations. This dual perspective facilitates our ability to anticipate challenges, protect our clients’ interests, and ensure clarity and enforceability in every lease agreement.

We assist landlords in meeting their strategic and financial objectives by structuring lease transactions, and drafting and negotiating lease agreements, that protect their long-term business interests. We have extensive experience in the creation of custom-tailored lease agreements for office, medical, warehouse, industrial, retail and mixed-use properties. Our expertise encompasses a diverse range of lease types, including gross leases, net leases, build-to-suit leases, ground leases, and roof leases to accommodate solar energy installations. We draft and negotiate ancillary lease documents including work letters, tenant build-out agreements, SNDA (Subordination, Non-Disturbance, and Attornment) agreements, and guarantees. The firm advises on ongoing lease compliance, renewals, rent escalations and other administrative issues, and provides counsel on portfolio management strategies for multi-tenant properties. We also represent clients in lease enforcement matters including lease defaults, non-payment of rent, tenant breaches, and the commercial eviction process.

When acting on behalf of tenants, we strive to protect the operational and financial interests of our clients by ensuring that their lease agreements provide the flexibility and security necessary for success. This includes a thorough review and negotiation of proposed lease terms related to rent, term, renewal options, use clauses, operational and maintenance charges, sublease and assignment rights, and other critical tenant lease provisions.

We also assist tenants with evaluating the suitability of the premises for their intended use, including zoning compliance and environmental considerations, and provide counsel on lease disputes, termination options, and lease exit strategies.

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