

Carter Ledyard & Milburn's leasing team covers a broad range of commercial leasing and asset classes, including extensive experience with ground leases. Our leasing team covers both landlord and tenant side representation, which allows us to bring an experienced, balanced and practical approach to addressing the needs and concerns of both sides of a transaction, as well as their lenders. Together with our tax, environmental, land use and tax-exempt organization practices, we are well-equipped to address the needs of our clients.

Our leasing practice is multifaceted, with an emphasis in the following areas:

Landlord Representation

We provide full-service leasing representation to various types of owners and agents in diverse transactions— broker/managers, private owners, insurance companies, private investment funds and overseas investors – whether for space leases or for entire office, multiuse, and retail complexes. In addition to the negotiation of individual leases, we help coordinate our clients' leasing objectives with their overall design, development, and management plans for the building, including the negotiation of commission, listing agreements and management agreements, work letters and development agreements, construction and architect contracts and other agreements with lenders, ground lessors, and other parties concerning collateral leasing concerns.

Tenant Representation

We represent a wide array of businesses, including professional service firms, trade associations, retailers, restaurants, industrial and warehouse users, national banks and financial institutions, private and public corporations, and other businesses in leases of all sizes for a wide range of uses, whether in single transactions or for portfolio-wide representation. We have represented tenants in single transactions as well as portfolio-wide representation. Our leasing lawyers are considered an integral part of our clients' space management team. We take pride in our knowledge of the economic environment and the markets in which our clients' transactions take place in order to maximize lease protections for them and our diverse experience helps us to achieve cost-effective solutions to address their concerns.

Professional Services Firms

Carter Ledyard & Milburn has earned the reputation as the "lawyer's lawyer" in leasing, having successfully negotiated leases on behalf of law firms, as well as accounting, consulting and other professional services firms. The professional firm tenant is a unique client: it has special space needs, such as expansion requirements and other space planning flexibility, but also has partner recourse concerns. We have developed acuity in handling professional firm leases on behalf of both landlords and tenants.

Not-For-Profit Organizations

We have substantial experience in representing not-for-profit corporations, including representing religious institutions in retail and office leasing, and museums in the leasing and construction of their space. Together with our firm's tax-exempt organization and tax practices, we are able to provide representation that addresses the unique needs of not-for-profit entities.

Ground Leases

Our attorneys have extensive experience in representing governmental and private clients in ground leases, including transactions involving construction of residential developments, the leasing of a sports complex including recreational facilities, restaurants, and retail space, and the construction of governmental laboratory facilities.

Primary Contacts

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