

## REAL ESTATE LEASING

Hodgson Russ regularly counsels clients on the intricacies of commercial leasing throughout the country. The firm's experience includes advising on real estate brokerage contracts, construction agreements, tax credits and other governmental incentives, environmental matters, real estate issues for mergers and acquisitions, and commercial real estate financing. We have deep experience in retail, office, and a range of industrial properties.

Although our firm is headquartered in New York State, many of our clients seek our counsel for their entire U.S. real estate portfolio, using local counsel under our supervision where necessary for state-specific issues. Our clients have found that utilizing our firm for all of their U.S. real estate needs is efficient and cost effective. Among other things, it allows us to understand the business practices and strategic goals of our clients so we can, in turn, better help our clients achieve their real estate objectives. Because of our experience with real estate matters throughout the United States, we have developed extensive networks of brokers, surveyors, local counsel, and other professionals.

Our attorneys are available to work on transactions of all sizes, scopes, and levels of complexity, and we have the depth to handle multi-site, multi-state, deadline-driven real estate transactions. In addition to structuring deals and drafting and negotiating leases, we assist with reviewing site investigation materials, including

title reports, surveys, covenants, easements, and environmental reports; structuring sale-leaseback transactions; and supporting and tracking site investigation and contingency deadlines.

We can assist at any stage in the transaction, including negotiating deal terms, overseeing due diligence, drafting contract and closing documents, and handling the closing. For some clients, we handle only a portion of the transaction, offering support to their in-house legal and real estate teams. For other clients, we handle a wider range of matters, as needed. In other words, we can do as much or as little as each client needs. We make available to our clients, to suit our clients' particular needs, attorneys and para-professional staff with varying levels of experience.

Hodgson Russ has been awarded a prestigious "Best Law Firms" Metropolitan Tier 1 ranking by *Best Lawyers/U.S. News & World Report* in the Real Estate Law category.

Because many of our clients seek our counsel for their entire U.S. real estate portfolio, we have developed extensive networks of brokers, surveyors, local counsel, and other professionals across the country.

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Our attorneys work on transactions of all sizes, scopes, and levels of complexity and have the depth and strength to handle multi-site, multistate, deadline-driven real estate transactions.



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*Practice restricted to U.S. law*



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