

## Commercial Leasing

The Commercial Leasing Group at Aird & Berlis is a recognized leader in Canada. We work together with owners, asset managers, property managers and tenants of office, industrial, commercial and multi-residential real estate to develop and execute leasing strategies that will enable them to achieve their goals, in the most efficient and cost-effective manner.

Our lawyers handle office, industrial and retail leases, from routine matters to the most complex major leases of hundreds of thousands of square feet with sophisticated tenants and landlords. We design and draft lease documents for differing types of developments, and represent both landlords and tenants in lease negotiations. We are very familiar with structuring credit tenant lease transactions, ground leases and using leases as a tool to achieve other structuring preferences.

We have expertise in green leases and leasing in LEED buildings. Our group also has extensive experience in roof top and telecommunication licence agreements, to provide enhanced amenities to tenants and in order to provide another revenue source for landlords.

As part of our commercial leasing practice, our lawyers provide counselling on creative financing techniques and address leasehold improvement construction issues. We also assist our clients to resolve landlord/tenant disputes, enforce landlord and tenant rights and remedies and negotiate arrangements for lease restructurings.

Our group represents some of Canada's most prominent property owners, managers and tenants, and has completed many significant leasing transactions.

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