



## Real Estate Leasing

The keys to successful real estate transactions are responsiveness, risk abatement and thoroughness. Our Real Estate Leasing Team understands these priorities and has the experience and business savvy necessary to be a valuable legal partner.

We serve a diverse group of local, regional and national landlord and tenant clients, negotiating complex real estate deals and finding creative solutions. Our experience in specialized arrangements, such as ground leases, bondable leases, build-to-suit leases and leases involving tax credits and incentives, means we can see possibilities others may miss.

Many of our national corporate clients depend on us to manage their leasing portfolios. In this role, we work with your base team to develop cost-effective models and templates. By learning your specific needs, we build tailored, streamlined and holistic leasing strategies that capitalize on opportunities.

Our experience spans large, commercial real estate projects across the country in a variety of industries, and includes office buildings, health care facilities, industrial properties, warehouses and large shopping centers.

We also routinely collaborate with our [Corporate Law Practice](#) to assist clients in mergers and acquisitions, including multistate, multi-property transactions, and in structuring sale/leaseback transactions.

### Matters

- Represented The Brewery Works, landlord of Schlitz Park, an urban office park, in the drafting and negotiation of a 54,000-square-foot lease with Reader's Digest Association, an 88,000-square-foot lease with UMB Fund Services and a 16,000-square-foot lease with HAS Bank.
- Represented a large multinational corporation in the drafting and negotiation of approximately 50 different lease and sublease transactions involving various office, warehouse and industrial properties across the country.
- Represented a large medical product manufacturer and distributor involving the sale or leasing of office and distribution centers in various locations in the United States.
- Represented a lender in a \$240 million mortgage loan, including negotiating terms and conditions and working with borrower's counsel to obtain required diligence and local counsel opinions on water and mineral rights.
- Drafted and negotiated on behalf of a tenant a five-year, 250,000-square-foot warehouse lease in the City of Industry, California, and a related parking lot licensing agreement.

- Represented a print solution provider in separate stock purchase acquisitions of smaller companies for a combined \$150 million, including drafting and negotiating real estate portions of the stock purchase agreements, supervising the review of related diligence materials and obtaining required landlord consents.
- Represented a metal holding company in a \$20 million acquisition of another metal company with a leaseback component, including drafting and negotiating two scrap metal yard leases and supervising related due diligence efforts.
- Represented a manufacturer in securing \$75 million debtor-in-possession financing prior to filing for bankruptcy, including negotiating real estate provisions in the loan agreement and ensuring diligence is prepared for the client to secure exit financing when it is ready to exit bankruptcy.
- Reviewed mortgages and other loan documents and provided required real estate opinions as Wisconsin local counsel in various financing transactions as either borrower's or lender's counsel.
- Served as Wisconsin local counsel for various acquisition, disposition and leasing transactions involving Wisconsin real property.

## Key Contacts



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