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Leasing

Pryor Cashman's Real Estate Group represents international, national, regional and local landlords and tenants in the commercial leasing and subleasing of office, retail and industrial space. Our tenant side matters include representation of shopping mall anchor tenants, retail chain tenants, storefront tenants and office space tenants with regard to leasing, subleasing, assignment, fixture and leasehold financing, build-out, construction, termination and expansion matters throughout the U.S.

Our landlord side matters include representation of shopping center and office building owners and developers and condominium unit, retail and mixed-use building owners in the leasing, financing, amending and approval processes.

Our knowledge of the leasing market benefits our clients not only in negotiating and finalizing these leases, but also in making key strategic leasing decisions as they arise. The Real Estate Group's practical familiarity with all ancillary leasing documents ensures that we successfully represent clients from the original deal sheet through lease execution, non-disturbance agreements, architects' agreements and contractors' agreements.

The leasing experience and skill of our Real Estate Group is often sought out by other Pryor Cashman practice groups. In mergers and acquisitions matters, for example, our Corporate Group relies heavily upon our real estate attorneys when leasing, real estate ownership, financing and other real estate-related issues are involved, including during due diligence.

We have counseled retail and commercial clients throughout the U.S. Our Real Estate Group has played an integral role in representing landlords and tenants in a wide variety of retail leasing matters, including:

- National Big Box retailers in transactions throughout the U.S.
- Europe's largest retailer in leasing transactions throughout the U.S. (including Flagship Stores on Fifth Avenue in N.Y.C., No. Michigan Avenue in Chicago and Powell Street in San Francisco), as well as the Canadian Flagship Store in Eaton Centre in Toronto
- An international home furnishing retailer, a premier British clothing retailer, several Italian retailers and multiple Spanish retailers in leasing transactions for U.S. Flagship Stores in N.Y.C. and numerous other U.S. locations
- A large regional drug store chain in the leasing of numerous stores in the N.Y.C. area
- A regional developer in the leasing to major retailers of premier space in Boston and N.Y.C.
- International athletic footwear retailers in connection with the amendment of over 350 leases purchased in a bankruptcy proceeding for locations

throughout the U.S. and Puerto Rico

- Various tenants in the leasing and subleasing of retail and office space including a 125,000 square foot office lease for a major “corporate service” provider

Our Real Estate Group has also represented numerous restaurants and their owners in connection with their leasing matters, including:

- Eataly in transactions involving its 40,000+ foot emporium of all things Italian in N.Y.C., including five restaurants
- Chef Scott Conant and Scarpetta in national and local transactions in multiple locations in the U.S. and Canada
- A national ice cream chain in transactions throughout the U.S.
- Torrisi in its transactions in N.Y.C.
- A prominent original N.Y.C. Steakhouse in national and local transactions and various restaurants and gourmet delis in leases throughout N.Y.C.
- Lenny’s Group in numerous leases throughout Manhattan