

COMMERCIAL LEASING

Hoge Fenton's Commercial Leasing practice is in the forefront of leasing in Northern California's Silicon Valley, Peninsula, East Bay and Tri-Valley. Our clients hire us because we are the go-to leasing firm in these specific, dynamic regions. They demand and appreciate our high level expertise and our timely, responsive, and cost efficient turnaround that is essential to this unique practice area.

Our lawyers handle **all aspects of routine as well as unusual and complex transactions** in a timely, thorough and effective manner. Services we provide and types of transactions we handle include:

- Review, negotiate and draft commercial leasing transactions
- Draft custom leases and prepare amendments to existing leases
- Draft termination agreements and agreements consenting to an assignment or sublease
- Review and revise forms for landlord- and tenant-side leasing
- Draft master form leases for office complexes
- Zoning, permitting and building code issues

We serve a **variety of industries, properties and entities** including:

- Landlords
- Tenants
- Retail
- Office
- R & D
- Franchises
- Manufacturing
- Industrial

Representative Transactions

- Ground lease of 43 acres of State-owned land in Santa Clara and ground subleasing of portions of the property for apartment and light industrial development; the project included obtaining passage of two bills by the California Legislature
- All leases in the continental United States for the American subsidiary of the French Alcatel company
- Lease of major truck terminal facilities, including preparation of the RFP, purchase agreement, lease, and construction documents
- Representation of tenant in the lease of a 120,000 square foot corporate headquarters; the tenant received part ownership in the building as partial consideration for entering into the lease
- Leases, subleases, and lease buyouts throughout the U.S. for a Fortune 500 corporation
- Lease of a 90,000 square foot headquarters building in San Jose
- Lease of two buildings in Cupertino, totaling approximately 200,000 square feet
- Leases throughout the Bay Area for a florist franchise
- Ground lease and purchase agreement for hotel in Fremont