Leasing

Whether you're a landlord, tenant, lender or government, it's critical to have an experienced legal team who can advise on everything from simple commercial issues to the most complicated transactions across a range of properties, including:

- office
- industrial
- retail
- mixed-use
- telecommunications
- residential and mixed-use condominium/strata
- commercial condominium/strata
- Crown lands
- First Nations lands
- commercial and ground leases

Our professionals work seamlessly with colleagues in related practice areas—including property tax, environmental, construction, municipal and zoning law—to deliver invaluable advice to our clients. Our comprehensive experience in commercial leasing keeps us at the forefront of the market, demonstrated by our real estate leasing team's continuous recognition in *The Canadian Legal Lexpert®Directory.*
We can help you negotiate and prepare long-term ground leasing arrangements for public and private sectors. We can also negotiate and prepare all leasing documents for retail centres, business parks, office buildings and warehouses.

Experience

- Development of the new Montréal campus of BCE, with one of our Group's members acting as lead lawyer. This project is one of the largest and most prestigious single-tenant developments to have been built in Montréal during the past 30 years. The new campus comprises an approximate total area of 800,000 square feet and will be the workplace for approximately 4,000 BCE employees.
- Ground leases and construction agreements with the City of Toronto on behalf of a private corporation for a mixed-use redevelopment.
- Project leader in facilitating the transfer of over 300 properties and all leases when Bell Nordiq Group privatized the Bell Nordiq Income Fund.

- Negotiated and finalized – on behalf of developers – franchise and license agreements with international hotel chains to be developed in Alberta and Ontario.
- Negotiated and prepared switching facility leases, point of presence site agreements, municipal access agreements and tower agreements – on behalf of telecommunications providers.
- Acted for tenants in several very significant long-term multi-floor head office leases with building naming rights in both Vancouver and Calgary
- Acting nationally for one of Canada's largest retailers in respect of all of such retailer's leasing activities. Such transactions routinely involve complex long term ground leases, leases in respect of complex mixed use developments and leases involving governmental agencies and First Nations.
- Acting for electricity generation and distribution clients regarding the negotiation and finalization of ground leases for various wind and solar projects.
- Acting for the Hospital for Sick Children in respect of all leases, including negotiation of offers, preparation of standard documents, negotiation of leases, estoppel certificates, subleasing and landlord remedies.
- Acting for the Professional Engineers of Ontario Association in respect of all leasing including negotiation of offers, creating a standard green lease and negotiation of leases.
- Acting for AGF Management Limited on all leasing and subleasing.
- Acting for Southlake Regional Health Centre on all leasing and licensing.

BLG | Canada's Law Firm

As the largest, truly full-service Canadian law firm, Borden Ladner Gervais LLP (BLG) delivers practical legal advice for domestic and international clients across more practices and industries than any Canadian firm. With over 800 lawyers, intellectual property agents and other professionals, BLG serves the legal needs of businesses and institutions across Canada and beyond – from M&A and capital markets, to disputes, financing, and trademark & patent registration.

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