MILLER STARR REGALIA

Leasing

Our leasing practice group focuses on timely, cost effective lease transactions and combines business acumen and an extensive knowledge of leasing with a practical, balanced approach to allocating risk, and expeditiously negotiating leases to execution.

We are able to manage lease portfolios of any size, scope and complexity, even under the most aggressive time frames. We regularly represent name brand tenants and landlords in major markets throughout the country and globally, combining an extensive knowledge of landlord-tenant law and commercial leasing issues. In each lease transaction, our clients benefit from the collective experience gained from representing a client base of landlords and tenants that includes national and international technology companies, national and regional retail and restaurant chains, national and regional developers, and private companies.

Office

We provide experience and practical sophistication when negotiating and documenting complex office and corporate facilities leases and we are dedicated to serving the needs of our corporate clients, some of whom have significant nationwide real estate portfolios. We have developed special expertise in representing owners and users of campus and corporate facilities including currently serving as national real estate counsel to several of the world's largest technology companies, assisting them in executing their corporate facilities strategies throughout the country and internationally. This representation includes assisting clients with development, leasing, subleasing and financing virtually every types of corporate facilities including campus, office, R&D, distribution and warehouse, call center, data center, and laboratory facilities.

Retail & Restaurant

Miller Starr Regalia's retail and restaurant leasing practice group has a national practice representing landlords and tenants, including developers and managers of retail projects and some of the world's most successful retailers and restaurant operators. We have assisted clients with initial roll-outs of retail and restaurant concepts and represented developers in the lease-up of existing and newly developed regional shopping centers, mixed-use projects, power centers and street locations. We routinely draft and negotiate retail leases for in-line, street, standalone, and out-lot locations, including build-to-suit, reverse build to suits and ground leases; prepare project documents such as CC&Rs and REAs, and work with the firm's other practice groups to obtain necessary land use approvals and permits.

Industrial, Warehouse & Logistics

Our industrial, warehouse and logistics leasing practice reflects the firm's overall real estate sophistication and expertise. The firm represents both landlords and tenants in connection with every imaginable type of industrial leasing transaction, including those involving existing projects and those under development, the leasing of entire buildings, portions of buildings and sale-leasebacks. In fact, the firm is currently assisting one of the world's largest companies rapidly expand its growing warehouse and distribution facilities to better meet the demands of its customers. As with the rest of the firm's practice, the industrial, warehouse and logistics leasing practice group benefits tremendously by interacting closely with other members of the firm who specialize in litigation, environmental, land-use, real estate finance, and taxation as it relates to real estate.

Data Centers

Miller Starr Regalia is one of the few law firms with a dedicated data center leasing practice with lawyers focused on providing legal services to owners, developers, operators and tenants of data centers, including enterprise, wholesale, collocation and managed services facilities. Through our comprehensive team approach, we advise clients in build-to-suit and sale/leaseback transactions for single-user facilities and in leasing cages, cabinets and private suites within multi-user buildings. Our level of experience with data centers allows us to anticipate and manage the myriad challenges inherent in developing and owning complex data centers, including site selection, due diligence, construction, financing, operations, leasing and service level agreements. We also understand the full range of tenant concerns, especially the complexities of lease agreements and service lead agreements. As a result of this experience, Miller Starr Regalia's data center team is uniquely equipped to help deal with the complexity that surrounds these types of mission-critical facilities. Currently, the firm is serving as outside counsel to three of the largest companies in the world as well as one of the leading global colocation data center providers in meeting their data center leasing needs.

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