

COMMERCIAL PROPERTY LEASES



BRYAN
CAVE
LEIGHTON
PAISNER **BCLP**



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OUR SERVICES

We provide

- ▶ Legal support for:
 - office property leases
 - warehouse and industrial property leases and logistics agreements
 - retail property leases

- ▶ Tax advice on leases

We also

- ▶ Draft standard property lease templates
- ▶ Draft and provide legal support for fit-out (including design) work contracts and agreements with technical consultants
- ▶ Resolve conflicts between tenants and landlords

Do you need property lease assistance?

We are here to help

- Our team focuses on commercial property leases and has broad experience in advising major international and domestic clients.
- Keeping an eye on all trends and developments, we have extensive legal expertise and an excellent understanding of market practices relating to office, warehouse and retail property.
- The team takes a common sense approach to clients' issues, providing specifically targeted and sophisticated strategic advice.
- Our professional support helps clients negotiate the most favourable lease conditions.
- We are highly experienced in working on client teams made up of brokers, consultants, real estate managers, designers and builders, financial and tax advisers/managers.
- We listen to you very carefully, helping you deal with puzzling issues, and find tailored solutions to all your business tasks.
- Drawing on the profound experience we have accumulated over the years, our industry expertise and grasp of new developments on the market, we guarantee the success of your most complex and large scale projects.
- We are result-driven and respond promptly to any questions or problems you might face.



The practice is at the forefront of commercial property leasing matters. ”

The Legal 500 2021



Yuri Chernobrivtsev is an outstanding partner in lease matters – very dedicated to the client, practical and thoughtful. ”

The Legal 500 2020

REPRESENTATIVE EXPERIENCE

Office leases

Tinkoff Bank

Advised on the biggest ever office lease on the Moscow commercial real estate market: drafting and negotiating the future property lease for the office space in the building located in the centre of Moscow to accommodate Tinkoff's headquarters, including all its core subdivisions, such as Tinkoff Bank, Tinkoff Insurance, Tinkoff Mobile, Tinkoff Development Center, etc.

Mail.ru

Lease of one of the SkyLight Towers in Moscow (gross leasable area of 30,500 sq. m). The project included negotiating and drafting the lease documentation, legal due diligence and advice on various matters related to the lease and operation of the premises. The deal was voted the "Deal of the Year 2012 (Leasing)" at the Commercial Real Estate Awards Ceremony in April 2012.

Embassy of Canada in Moscow, New Zealand Embassy

Advised on lease of a historic and a cultural heritage buildings of federal significance in the downtown of Moscow to accommodate the Embassy and the Official Residence.

Credit Suisse, Publicis Group, Google, Kellogg's, Mars, Deutsche Bank, eBay, Boston Consulting Group, Kimberly-Clark, Motorola, Nike, Philips, Procter & Gamble, PVH (Tommy Hilfiger & Calvin Klein), Saint-Gobain, Toyota Bank, Volkswagen, AstraZeneca Pharmaceuticals, Coty, etc.

Supported in office lease projects to accommodate the companies' national headquarters, including: negotiating and drafting the lease documentation, legal due diligence and advice on various matters related to the lease and operation of the premises.

Christie's auction house

Advised on premises leases for the art gallery and the National HQ office, including new lease terms and conditions, fit out, utilities, public tenders, etc.

Retail leases

Hines

Advising one of the largest and most respected real estate organizations in the world on the lease agreements with more than 100 tenants of the Outlet Novaya Riga, the first and unique luxury outlet shopping mall project in Russia located in the prestigious Moscow area of Novaya Riga, including such leading luxury global brands as Escada, Trussardi, Jimmi Choo, Prada, Coccinelle, Fendi, Villeroy&Boch, Manolo Blahnik, Versace, DKNY and many others.

ADG Group

Advising on the lease agreements with tenants of 39 former Moscow movie theatres within the major reconstruction/redevelopment projects. The buildings will be turned into neighbourhood proximity shopping and consumer services centres, complete with necessary infrastructure. Once launched, the network will become Moscow's biggest project on commercial real estate market in terms of number of sites.

PVH (Tommy Hilfiger, Calvin Klein)

Advised on various matters related to opening of stores in Russia managed and operated directly by PVH, including legal due diligence, drafting, review and negotiation of property leases, etc.

Nike

Advised in relation to leasing of new retail premises (including Nike Factory Stores) in various places in Russia.

Warehouse leases

Mars

Advising the client on a logistics property lease: drafting and negotiating the agreement for lease of a warehouse from Raven Russia, PNK Group, FM Logistic, Siberian Cargo Terminal LLC.

Pushkino Logistics Park

Advised the landlord in relation to leasing of premises in a class A warehouse complex to various tenants including Leroy Merlin, Auchan, DHL and a number of other tenants.

Johnson & Johnson

Advised the tenant in relation to leasing of premises in a class A warehouse complex in the Moscow region.

Elaboration of standard templates for landlords' leasing programs

Imperia Tower, Liedel Investments Limited (Mercury Tower)

Prepared the bilingual lease template package (preliminary agreement, short term and long term leases) for the office and other commercial premises in the Imperia Tower and the Mercury Tower in Moscow City.

Barwa Bauinvest

Prepared the bilingual lease template package (preliminary lease, short term and long term leases) for the retail park in Astrakhan. Represented the landlord in negotiations with the anchor tenants of the retail park (hypermarket, DIY and electronics stores).

MLP

Prepared the bilingual lease template package (preliminary lease, short term and long term leases) and advised in relation to leasing of several hundred thousand square meters of warehouse premises in the Moscow region and Leningrad region to various tenants.

Fit-out arrangements

Deutsche Bank

Drafting and negotiating lease of an 8200 sq.m office property for one of Deutsche Bank's divisions in Moscow (Aquamarine III Business Centre, Moscow), including full legal support for the transaction, drafting fit-out agreement, regulatory advice, due diligence.

Credit Suisse

Drafting and negotiating the lease of office property for Credit Suisse headquarters in Russia (Four Winds Plaza, Moscow), including full legal support on fit-out and project management agreements, regulatory advice, due diligence of the office premises.

Mars

Provided full legal support in the lease transaction to accommodate Mars group headquarters in Moscow, prepared intragroup lease arrangements, fit-out arrangements, supported in leases for smaller regional offices.

Boston Consulting Group

Advising on lease of office property in Moscow (Ducat Plaza III), including support on the fit-out contract.

Google

Advised on the lease and fit-out of the office premises in Moscow and St. Petersburg, including: drafting and negotiating the contractual documentation. Most of the contractual documentation related to the fit-out was based on FIDIC forms and included agreements with various consultants and contractors.

CONTACTS



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REAL ESTATE AND CONSTRUCTION PRACTICE

The Real Estate & Construction Practice of Bryan Cave Leighton Paisner (Russia) LLP is today one of the most notable and highly demanded real estate practices on the Russian market, recommended by The Legal 500 as “a great choice for Russian real estate work”.

The Practice is widely recognised within the professional community and has a brilliant reputation as one of the teams in most demand on the market both in Russia and UK:

For eleven consecutive years, the practice has been included in Tier (Band) 1 by major international legal directories, including The Legal 500, Chambers & Partners in Russia and the UK.

Many times winner of Real Estate Law Firm of the Year, including Best Lawyers Russia 2017, 2019 and 2020 and the UK Legal 500 UK Awards 2019.

Practice specialists are recognised as leading professionals in the field of real estate and project development (including power and mining) by Best Lawyers and IFLR 1000 2020 and 2021.

James Morton, Global Asset Manager,
New Zealand Ministry of Foreign Affairs & Trade



Thank you for your excellent work, advice and quick responsiveness throughout this lease negotiation. I was so impressed that on calling you twice on your mobile, you not only answered both times but the first time you actually had the project files in the car with you! That's what we call service.



Demonstrates strong expertise in leasing issues.



Chambers Europe 2021