

Leasing & Management

Overview

Munsch Hardt's Leasing & Management team handles sophisticated landlord/tenant matters and represents clients involved in the leasing, management and operation of commercial properties.

We often hear from prospective leasing clients about their frustration in having leases treated as “back burner” work by attorneys who can only juggle lease negotiations between closing deadlines and other urgent matters. At Munsch Hardt, we maintain a team of dedicated attorneys who focus almost exclusively on representing landlords and tenants in their lease negotiations. This focus enables our attorneys to more efficiently handle the transactions our clients entrust to us, from reviewing, drafting and negotiating leases to simply returning phone calls and answering emails in a timely manner.

Our landlord clients include national, regional and local owners, developers and managers of all forms of commercial property, including, office buildings, industrial projects, retail centers, mixed-use developments and medical facilities. We assist many of our landlord clients by creating standard office and industrial lease forms for use across multi-state property portfolios, with each lease form tailored to the local market. This standardization results in more efficient review and response times for our clients – allowing them to more sharply focus their lease review to applicable business points.

Several Munsch Hardt clients are active developers of office, industrial and other projects on a build-to-suit basis for major corporations and corporate relocations. We have extensive experience in drafting leases appropriate for these facilities, including absolute net leases.

On the tenant side, our clients include everything from national companies with offices and distribution centers in multiple states to individual retail tenants opening their first location. We also have extensive experience in representing retail and restaurant clients involved in high volume national rollouts. In each case, we tailor our approach to the nature of the parties and the size of the transaction in order to provide representation appropriate to the lease at hand.

In addition to the negotiation of leases, our leasing team assists clients with property management issues on a daily basis. We understand that for many of our landlord clients, property management is at the heart of their business. Our clients count on us for timely assistance with the resolution of property management issues – as it is critical to cost-effective operation of properties. We treat property management, from individual properties to large property portfolios, with the attention it deserves, helping clients and their teams maximize income, manage risk and anticipate the changes in a fast-paced market. Our Leasing team will work enthusiastically with you and will consistently deliver commercially appropriate, pragmatic and proactive services.

Should a controversy arise, Munsch Hardt's extended leasing team encompasses litigation attorneys who specialize in representing property owners, landlords and commercial tenants in real estate-related conflicts. Munsch Hardt's Real Estate Litigation attorneys are adept at enforcing leasing and management agreements, tackling landlord-tenant disputes and navigating employment and personal injury issues. Our lawyers are also on the front line in the distressed lease situations, helping both tenants and landlords renegotiate, terminate, and/or work out the specific problems they face. In addition, our Firm's Bankruptcy section has extensive experience representing landlords and tenants in the bankruptcy process. Our Leasing team truly provides “cradle to grave” representation of our leasing clients.

Experience

Leasing + Property Management

Representing a private equity real estate firm in connection with leasing and management of its industrial and office properties across the country, including approximately 25 million square feet of industrial assets and almost 2 million square feet of office assets.

Build-to-Suit Leases

Represented an industrial developer in multiple build-to-suit leases including leases for a leading medical technology company, a prominent tire manufacturer and an international appliance wholesaler.

Retail Leasing

Representing the ownership of one of Dallas' oldest and most prestigious shopping centers in leasing and property management issues.

Health Care Facility Lease

Represented a client in the development and leasing of a 50,000 square foot acute care facility in San Antonio, Texas.

Headquarters Lease

Represented an international jewelry store in relocating its corporate headquarters to a large, mixed-use development in Irving, Texas. According to Bisnow, the 225,000 square foot, build-to-suit lease was the largest office lease signed in DFW in the second quarter of 2016.

Industrial Leases – Tenant

Representing one of the nation's largest manufacturers, distributors and retailers of tile and flooring materials in leases throughout the United States.

Practice Leaders



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Related People

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Trey Proffitt
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Hunter Taylor
Frances Tubb
Glenn Valentine
Nate Wilkins

Related Practices

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Public-Private Partnerships
Real Estate Finance
REITs
Retail Centers
Senior Housing
Zoning & Land Use

Related Industries

Construction
Retail

Newsroom

In The News: Texas Is Ready To Reopen For Business, But Tenants May Not Be

Newsletter: COVID-19: Tenant Bankruptcy Issues Facing Landlords in Today's Economic Climate

Newsletter: COVID-19: A Commercial Landlord's Guide to Surviving a Pandemic

Article: Texas Landlords and Tenants: Get Prepared to be Reasonable

Newsletter: COVID-19: Commercial Tenants - Issues To Consider Before Withholding Rent

Speech: I'm Here to Party - Risk and Reputation Management of Transient Guests

In The News: Texas Rule Tweaks Could Help Grow Crowdfunding Market

In The News: Here's What You Should Know About Open Carry Before Jan. 1

Article: The Intrastate Crowdfunding Exemption

In The News: How Landlords, Employers Should Prepare for Open Carry of Handguns in Texas

In The News: Get Ready For A Brisk Year In DFW Real Estate