

Real Estate Leasing

PRACTICE LEADER



Mark J. Caruso

Partner

Commercial Leasing Practice

Abrams Fensterman, LLP represents commercial landlords and tenants in the negotiation, drafting, and review of lease agreements across New York. With the addition of Rachelle Rosenberg, Elliot Steinmetz, and their team from Rosenberg & Steinmetz PC, the firm has expanded its leasing capabilities by combining sophisticated transactional experience with deep, litigation-informed insight.

Our attorneys advise clients on leasing matters involving office, industrial, retail, restaurant, and other commercial properties. We approach each lease with a practical understanding of how provisions operate in real-world disputes, allowing us to structure agreements that maximize value, preserve rights, and reduce the risk of future conflict.

A key strength of our leasing practice is the integration of litigation experience into the transaction process. The Rosenberg & Steinmetz team brings extensive experience representing both landlords and tenants in lease disputes, including non-payment proceedings, holdover matters, and other commercial landlord-tenant litigation. That experience informs how we negotiate and draft leases, helping clients anticipate issues and avoid costly disputes down the line.

Abrams Fensterman advises clients throughout the full lease lifecycle, from initial negotiations and letters of intent through lease execution, amendments, extensions, and restructurings. We regularly negotiate core economic and operational terms, including rent structures, operating expenses, use provisions, assignment and subletting rights, construction and alteration obligations, guaranties, insurance, defaults, and remedies.

SERVICES

We represent a wide range of clients, including property owners, developers, owner-operators, and commercial tenants, tailoring our approach to the specific business objectives and operational realities of each engagement. Whether negotiating a single-location lease or managing a more complex leasing portfolio, our attorneys provide responsive, business-driven counsel focused on efficient execution.

Our leasing practice benefits from deep litigation insight, allowing us to proactively address issues that often lead to disputes. We represent both landlords and tenants in office, retail, industrial, restaurant, and other commercial leasing matters.

Focus areas include:

- Lease drafting and negotiation
- Risk allocation and dispute avoidance
- Litigation-informed lease structuring

Leases informed by real-world litigation experience.

Clients choose Abrams Fensterman for its hands-on approach, direct attorney involvement, and practical understanding of commercial leasing dynamics. By combining transactional skill with litigation insight and full-service resources, we deliver leasing solutions designed to support long-term stability and success.

As a full-service firm, Abrams Fensterman offers seamless coordination between leasing, real estate litigation, acquisitions and sales, financing, and corporate counsel. This integrated platform allows us to address leasing matters holistically, particularly where leases intersect with financings, ownership structures, development plans, or existing disputes.

Contact our Real Estate Leasing Team

Abrams Fensterman's Real Estate attorneys advise landlords and tenants on commercial leasing matters across New York, providing strategic negotiation, careful drafting, and practical guidance informed by years of litigation experience. To learn more about how we can assist with your leasing needs, please contact our Real Estate Leasing team.

For further information about our real estate leasing practice, please [contact our law firm](#) on Long Island at [516-328-2300](#), in Brooklyn at [718-215-5300](#), White Plains at [914-607-7010](#), Rochester at [585-218-9999](#) or Albany at [518-535-9477](#) to schedule an initial consultation.