

A wide banner image showing a modern, multi-level commercial building interior with a complex glass and steel structure. The text "Commercial Leasing" is overlaid in white on the left side.

## Commercial Leasing

Lowndes has a dedicated practice group of experienced attorneys that focuses on all aspects of commercial leasing. We represent landlords and tenants in office, retail and industrial leasing transactions. Our clients include national and regional developers, retailers, REITs, and other operators and owners of commercial property.

The attorneys on our Commercial Leasing team handle negotiation of all types of commercial leases, such as triple-net, operating leases, sale-leaseback leases, build-to-suit leases, space leases, ground leases, and subleases. We have significant experience with multiple categories of properties, including free-standing and pad sites, shopping centers, multi-tenant and office buildings, multi-use developments, and warehouse and industrial facilities.

We provide practical solutions for clients dealing with commercial lease disputes and terminations. We also assist with preparation and review of documents related to commercial leasing transactions, such as letters of intent, memoranda of lease, SNDAs, review of title, survey, zoning and environmental due diligence.

Our attorneys also have extensive experience litigating eviction and damages actions throughout Florida related to monetary and non-monetary defaults.

### News

Lowndes Strengthens Real Estate Practice with Addition of Shareholder Jason Williams  
04.07.2025 | PRESS RELEASE

Lowndes Advises ICON Park in Lease Agreement with Blue Man Group  
07.23.2024 | PRESS RELEASE

Lowndes Advises Marriott Vacations Worldwide on 300K SF Lease of New Headquarters  
02.15.2024 | PRESS RELEASE

Best Lawyers Recognizes 49 Lowndes Attorneys in 2024, Three Named Lawyer of the Year  
08.17.2023 | AWARDS & RECOGNITION

Lowndes Promotes Three Lawyers to Shareholder  
03.14.2022 | FIRM NEWS

### Key Contacts

Timothy R. Miedona  
Andrew M. Gluck

### Related Professionals

Timothy R. Miedona  
Andrew M. Gluck  
Jacqueline Bozzuto  
Dale A. Burket  
Casey M. Cavanaugh  
G. Edward Clement  
William T. Dymond, Jr.  
Hanna Edeback  
David B. Ederer  
Shane A. Horton  
Gary M. Kaleita  
Andrew P. Kelly  
Nicole C. Leath  
Adam R. Lewis  
Joaquin E. Martinez  
Daniel F. McIntosh  
Gerardo Ortega  
Shawn G. Rader  
Lauren T. Rosenfield  
Savannah G. Stewart  
Tara L. Tedrow  
Scott C. Thompson  
Laura M. Walda  
James E. Walson  
Herin Warner  
Jason G. Williams

### Related Expertise

Real Estate  
Real Estate Development

Seven Lowndes Attorneys Honored With Inaugural Ninth Judicial Circuit Pro Bono Merit Award  
09.23.2017 | AWARDS & RECOGNITION

Real Estate Finance  
Real Estate Transactions

## Events

Recent Trends in Commercial Lease Drafting and Enforceability  
11.10.2022 | WEBINAR

Navigating the COVID-19 Crisis: Landlord/Tenant Issues  
04.16.2020 | WEBINAR

## Publications

Location, Location, Location... Site Selection Issues for Tenants  
03.26.2025 | LOWNDES LEASING LAWYERS BLOG

Governor DeSantis Aims to Eliminate Florida Commercial Rent Sales Tax by 2027  
02.05.2025 | ARTICLE

Drafting Hunting Leases: Key Considerations for Landlords  
10.07.2024 | ARTICLE

Navigating the Pitfalls of Exclusive Use Clauses  
09.05.2024 | ARTICLE

What Landlords and Tenants Need to Know This Hurricane Season  
05.31.2024 | LOWNDES LEASING LAWYERS BLOG

New Law Further Reduces Florida's Sales Tax Rate on Commercial Rent  
04.12.2024 | LOWNDES LEASING LAWYERS BLOG

Real Estate Tax Considerations for Landlords and Tenants  
03.21.2024 | LOWNDES LEASING LAWYERS BLOG

New Law Reduces Florida's Sales Tax Rate on Commercial Rent  
10.18.2023 | LOWNDES LEASING LAWYERS BLOG

Protect Yourself Against Tenant Construction Liens in Florida  
09.29.2023 | LOWNDES LEASING LAWYERS BLOG

Silence is Golden in Lease Renewal Provisions  
09.21.2023 | LOWNDES LEASING LAWYERS BLOG

Hurricane Idalia: Take a Hard Look at the Force Majeure Clauses and Your Business Risks  
08.29.2023 | ARTICLE

"Grossing-Up" Operating Expenses in Commercial Leases  
08.09.2023 | LOWNDES LEASING LAWYERS BLOG

Understanding the Impact of Florida's New Concealed Weapons Laws on Leasing  
08.03.2023 | ARTICLE

Billboard Leasing Basics: 3 Things to Look For  
07.11.2023 | ARTICLE

Facing Troubled Commercial Real Estate Loans?  
06.06.2023 | ARTICLE

Drone Use by Commercial Building Owners  
11.02.2022 | LOWNDES LEASING LAWYERS BLOG

CAM Expenses in Commercial Leases: Cumulative versus Non-Cumulative  
2022 | LOWNDES LEASING LAWYERS BLOG

CAM Expenses – Cumulative v Non-Cumulative  
10.26.2022 | LOWNDES LEASING LAWYERS BLOG

If It Walks Like a Lease, Talks Like a Lease: Leases vs. Licenses  
06.14.2022 | LOWNDES LEASING LAWYERS BLOG

Co-Insured vs. Additional Insured: Which One to Choose and Why It Matters  
04.14.2022 | LOWNDES LEASING LAWYERS BLOG

Exclusive Use Clauses in Shopping Center Leases  
03.01.2022 | LOWNDES LEASING LAWYERS BLOG

4 Tips to Protect Yourself Against Wire Fraud in Leasing  
11.02.2021 | LOWNDES LEASING LAWYERS BLOG

Pay Attention to Prevailing Party Fee Provisions  
10.18.2021 | LOWNDES LEASING LAWYERS BLOG

Five Quick Bullets for a Tighter Lease  
09.30.2021 | LOWNDES LEASING LAWYERS BLOG

Cattle Grazing Leases: Key Considerations for Real Estate Developers  
09.13.2021 | LOWNDES LEASING LAWYERS BLOG

Outdoor Advertising: How Billboard Landlords Can Protect Their Property and Their Profits  
08.03.2021 | LOWNDES LEASING LAWYERS BLOG

Critical Elements of Tenant Estoppel Letters  
07.12.2021 | LOWNDES LEASING LAWYERS BLOG

Submerged Land Leases  
06.24.2021 | LOWNDES LEASING LAWYERS BLOG

Property Buyer Beware: Avoid Costly Tax Liabilities with a Sales Tax Clearance Letter  
06.01.2021 | LOWNDES LEASING LAWYERS BLOG

Do Change of Control Transactions Constitute an Assignment by Operation of Law?  
05.20.2021 | LOWNDES LEASING LAWYERS BLOG

Federal Judge Strikes Down CDC Eviction Moratorium

05.10.2021 | [LOWNDES LEASING LAWYERS BLOG](#)

New Florida Law Expected to Significantly Reduce Florida's Commercial Lease Sales Tax Rate

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COVID's Lasting Impacts on Commercial Lease Negotiations

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Fitness Operators Dealt Blow Regarding Pandemic Business-Interruption Claims

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Hillsborough County Commercial Lease Sales Tax Rate Reduced by Recent Florida Supreme Court Decision

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COVID-19-Related Lease Modifications Raise New Issues of Liability for Unpaid Rent

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What Landlords Need to Know about Acceleration of Rental Provisions

02.11.2021 | [LOWNDES LEASING LAWYERS BLOG](#)

What Commercial Landlords Need to Know: 2021 COVID Relief Bankruptcy Changes

01.28.2021 | [LOWNDES LEASING LAWYERS BLOG](#)

Issues for Buyers to Address When Allowing Sellers to Remain on Property after Closing

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Looking Ahead to the Biden Administration – What the Commercial Real Estate Community Needs to Know

01.20.2021 | [ARTICLE](#)

Rental Acceleration Provisions in Commercial Leases

12.28.2020 | [LOWNDES LEASING LAWYERS BLOG](#)

Residential Leasing Made Simple?

10.20.2020 | [LOWNDES LEASING LAWYERS BLOG](#)

Lease Provisions that Should be Re-Evaluated in a Post-COVID World – Part II

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Lease Provisions that Should be Re-Evaluated in a Post-COVID World – Part I

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Lease Tune-ups

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Automatic Subordination Clauses

08.25.2020 | [LOWNDES LEASING LAWYERS BLOG](#)

Governor DeSantis Extends Moratorium on Evictions and Foreclosures until August 1

07.01.2020 | [ARTICLE](#)

Reading the Tea Leaves – July 2020

06.09.2020 | [LOWNDES LEASING LAWYERS BLOG](#)

Retail Tenants, Landlords Clash Over Proposed Pandemic Rent Clauses  
04.29.2020 | [LOWNDES LEASING LAWYERS BLOG](#)

COVID-19 Testing and the Use of Vacant Surface Parking Lots  
04.27.2020 | [LOWNDES LEASING LAWYERS BLOG](#)

Loan Modifications in the Wake of COVID-19  
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Commercial Landlord's Guide to Navigating Tenant Workouts in the Age of COVID-19  
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Commercial Landlord's Guide to Navigating Tenant Workouts in the Age of COVID-19  
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Orange County Will Not Enforce Evictions During COVID-19 Emergency  
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Miami-Dade County Will Not Enforce Evictions During COVID-19 Emergency  
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Something New for Lenders to Think About: Divisions  
02.11.2020 | [ARTICLE](#)

Marijuana Tenants and the Effects on Landlord's Rights in Bankruptcy  
02.11.2020 | [LOWNDES LEASING LAWYERS BLOG](#)

Industry News Briefs: The Multi-family Sector Ends With a Bang In 2019  
01.15.2020 | [ARTICLE](#)

Rent Loss vs. Business Interruption Insurance  
11.06.2019 | [LOWNDES LEASING LAWYERS BLOG](#)

Review Florida Leases With Hurricane Dorian In Mind  
08.30.2019 | [LOWNDES LEASING LAWYERS BLOG](#)

Florida Commercial Lease Sales Tax Rate Further Reduced  
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Is Outdated Insurance Terminology Putting you at Risk?  
07.16.2019 | [LOWNDES LEASING LAWYERS BLOG](#)

There Ain't No Such Thing as Free Rent  
06.24.2019 | [LOWNDES LEASING LAWYERS BLOG](#)

Self-Insurance Means No Insurance  
03.01.2019 | [LOWNDES LEASING LAWYERS BLOG](#)

Exclusives in Leases  
12.20.2018 | [LOWNDES LEASING LAWYERS BLOG](#)

Holdover Rent  
11.28.2018 | [LOWNDES LEASING LAWYERS BLOG](#)

When are Unilateral Termination Rights in a Commercial Lease Enforceable?

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A Primer On Leasing Space For Your Business

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Does a Tenant Need Leasehold Title Insurance?

10.10.2018 | [LOWNDES LEASING LAWYERS BLOG](#)

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09.06.2018 | [LOWNDES LEASING LAWYERS BLOG](#)

SNDA's: What Tenants Want Part 1

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Bears in the Breezeways? Apartment Project Owners and Managers Could Be Liable for Bear Attacks

05.21.2018 | [ARTICLE](#)

The Legality of Post-Bankruptcy Condo or Homeowner Association Assessments

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Protect Yourself Against Tenant Construction Liens in Fla.

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## Blog

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