

Raquel Ziegler

Partner

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Practices

- Real Estate

Overview

Raquel represents a diverse clientele in major commercial and residential real estate transactions throughout the United States.

She drafts and negotiates leases, purchase agreements, construction contracts and related alteration proposals and agreements, and other documents for owners, prospective purchasers, landlords, and tenants. Raquel advises prospective owners and landlords on commercial leases for retail and office use. She guides tenants on leasing agreements and the brokerage process. Increasingly, she evaluates and renegotiates leases for both landlords and tenants – including, in particular, restaurants, bars, and retailers – seeking to alleviate economic hardships prompted on by the COVID-19 pandemic. She has particular skills with sizeable residential projects, representing both lenders, buyers, and sellers in significant transactions across New York State.

Resourceful and detail-oriented, Raquel thrives on identifying and implementing solutions to the complex problems that challenge her clients. She excels at rolling up her sleeves to tackle a problem head on, figuring out the optimal ways to resolve issues and ensure that her clients achieve their objectives.

In one recent transaction, Raquel drafted and negotiated the lease for over 150,000 square feet of commercial space for a client encompassing almost the entire office park in Connecticut owned by her client, including, but not limited to, combining multiple spaces occupied by multiple tenants into a single, workable office space. In another, she represented a tenant that was taking three floors of a building to convert into retail, office, manufacturing and co-working space. She routinely prepares all documents and negotiates leases and contracts to successfully protect the interests of her clients while satisfying the diverse group of users involved in such transactions.

Representative Matters

- Lease of almost 30,000 square feet of space to be used for (i) general manufacturing purposes, (ii) retail, restaurant, food hall and showroom purposes and (iii) general office purposes.
- Lease of over 100,000 square feet to be used as the headquarters for an accounting firm.
- Purchase of a townhouse in Manhattan valued in excess of $70 million and the review, negotiation and revision of all associated alteration proposals, contracts, and agreements.
- Lease of office space on behalf of the owner in a first-class office building on Madison Avenue.

- Multiple leases of retail space to be used as a cafe for a high-end chocolate company.

Admissions & Education

Education

- Fordham University School of Law, 2012
- University of Michigan, 2009

Bar and Court Admissions

- New York, 2013