

## Rachel A. Mynhier

Counsel

Princeton

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Rachel advises clients on all aspects of their commercial real estate leases. Her clients benefit from her experience representing both landlords and tenants, practical approach, and deep understanding of the market.

### OVERVIEW

Rachel draws on more than two decades of experience to provide clients with comprehensive guidance on a variety of commercial real estate leasing transactions, with an emphasis on office, retail, and warehouse leasing. She regularly consults with clients on all aspects of the leasing process, including reviewing term sheets, letters of intent and brokerage agreements; and drafting, structuring, and negotiating leases and subleases.

Rachel serves a diverse clientele, from corporations establishing their global headquarters and national retailers to burgeoning startups and entrepreneurs, operating within New York City and throughout the U.S. She is particularly experienced in the professional and financial services, retail, and pharmaceutical sectors.

Clients work with Rachel for precise and effective guidance that addresses their unique business needs. Equally experienced in representing landlords and tenants, she equips clients with the insights they need to make informed decisions while moving transactions to efficient completion. This includes navigating the nuances of the office, retail, and industrial markets as well as the full range of issues that may arise.

### REPRESENTATIVE MATTERS

- Represent a global life insurance group in its lease of its first New York City office space at the Empire State Building, involving complex and time-sensitive negotiations and construction.
- Represent a U.S.-based financial technology company in its full floor lease of office space in the midtown south section of New York City for its corporate headquarters.
- Represent a global manufacturer in its building lease of approximately more than 88,000-square-feet for its new North American headquarters in Pennsylvania.
- Represent a London-based company offering immersive interactive gaming experiences in leasing matters for the company's U.S. expansion, which included reviewing and negotiating more than 30 retail leases for space in shopping centers, retail buildings, and mixed-use buildings throughout the U.S.
- Represent a privately held developer as lead leasing counsel for office leasing in a mixed-use project in Georgia with a variety of leasing matters, including the negotiation of 70 office leases and related amendments with companies of all sizes.

- Represent a global biopharmaceutical company in a build-to-suit building lease of approximately 600,000-square-feet for its global headquarters in the northeastern corridor of the U.S. Coordinated with various departments on construction, environmental matters, and energy efficiency.
- Represent an upscale restaurant chain in its Las Vegas casino restaurant lease.
- Represent a landlord in the leasing of the 60,000-square-foot corporate headquarters for a major software company in Pennsylvania.
- Represent a national bank in the negotiation of the sale and leaseback of its main office headquarters in New Jersey, including two agreements and two leases for each of the adjacent buildings. The transaction value exceeded \$30 million.
- Represent a national fast food restaurant chain as co-lead leasing counsel in connection with several ground leases for the construction and development of restaurants in shopping centers located in the New York/New Jersey metropolitan areas. Each lease involved shopping center exclusive uses and waivers, easement agreements, township approvals, and environmental issues.

## AWARDS

- *Chambers USA*, Real Estate, New Jersey (2025)

## TOP AREAS OF FOCUS

- Real Estate
- Real Estate Leasing

## PROFESSIONAL/COMMUNITY INVOLVEMENT

- Board Member, JFCS of Greater Mercer County

## EDUCATION AND CERTIFICATIONS

### EDUCATION

- Yeshiva University Benjamin N. Cardozo School of Law, J.D., articles editor, *Cardozo Journal of Conflict Resolution*, 2001
- Rutgers University, B.A., *cum laude*, 1997, Phi Beta Kappa

### BAR ADMISSIONS

- New Jersey
- New York