

Max B. Guggenheim

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Overview

Max serves as lead counsel to landlords and tenants nationwide for negotiation of office, retail, medical and industrial leases. Max's practice focuses on advising major office and shopping center owners and operators in lease negotiations with national tenants, as well as providing counsel to international companies in office leasing throughout the U.S. and Canada, with prior representation including the world's largest consulting firm and a prominent infrastructure and design corporation.

Max also has significant experience as the lead attorney for sophisticated sellers and purchasers throughout the country for transactions including multi-family development, retail, agriculture and mixed-use properties, and he regularly handles all aspects of the transaction from contract drafting and negotiation to property due diligence, title and survey review, and financing. Max has served as counsel to a nationally recognized institutional lender in multi-million dollar loans secured by commercial properties and has represented one of the largest retailers in the world in acquisitions and planned development work in the City of Chicago.

Max began his legal career at a Tier 1 construction law firm in Chicago before serving as in-house counsel and operations manager for one of the largest commercial property owners in the state of Illinois. Before joining Benesch, Max worked as an associate at two distinguished law firms in Chicago.

Representative Matters

- Max Guggenheim and Mike Klein negotiated a headquarters lease for over 127,000 square feet of space on behalf of a client's newest spinoff. The Lease negotiation lasted almost a year, and was particularly challenging as the landlord was foreclosed during the negotiation, and involved the negotiation of the early termination of a Ground Lease Nondisturbance Agreement, an SNDA and an Escrow Agreement with the Receiver, the Lender, the Ground Lessor and the Escrow Agent. The headquarters will have office and pharmacy operations, and the client was awarded an EDGE tax credit by the State of Illinois as part of the incentive package, in connection with Vantive's $23 million investment and creation of 50 new full time jobs as part of this project.
- Represented Meteor Education, a portfolio company of Bain Capital Double Impact Fund, in its acquisition of Advanced Technologies Consultants, a leading provider of career and technical education training and equipment in both secondary and post-secondary education markets.
- Represented a Landlord for the lease of an entire six-story building (214,560 rentable square feet of premises) in Northbrook, Illinois, to the healthcare industry's largest medical-surgical product manufacturer and supply chain provider.
- Represented Qualus Power Services, a portfolio company of New Mountain Capital, in its acquisition of Ferreira Power Group, a specialized power engineering firm providing distribution palling and design, grid hardening, and program management for utility providers.
- Represented the Landlord in connection with a ground sublease to a national quick-service restaurant chain in Grandville, Michigan.
- Represented the buyer in its acquisitions of multiple behavioral health practices throughout the country.
- Represented the seller in a sale-leaseback transaction for a warehouse, office and manufacturing property in Stanford, Kentucky used for acrylic paints, oil paints, stretcher bars, easels, craft paper products and accessories.
- Represented the buyer in its acquisition of a provider of mental-health services in the State of Washington.

Credentials

EDUCATION

- DePaul University College of Law, J.D.
  - Research assistant on Joint Venture Bylaws, Antitrust and Competition Law
  - Studied law internationally at Vienna University of Economics and Business, Masaryk University in Prague, and Sant'Anna Institute in Sorrento, Italy

- University of Illinois – Urbana-Champaign, College of Business, B.S., Business Administration and Marketing
  - With Honors
  - Dean's List
  - James Scholar Honors Program
  - Phi Eta Sigma Honor Society

BAR & COURT ADMISSIONS

- Illinois

Awards & Recognition

- Listed, Legal 500: City Elite, Real Estate, 2026
- Listed, *The Best Lawyers in America®* Ones to Watch, Real Estate Law, 2021-2025
- Listed, Connect CRE's 2025 Chicago & Midwest Lawyers in Real Estate Award

News & Insights

- 16 Benesch Attorneys Recognized in 2026 Legal 500 City Elite Rankings
  July 28, 2026 | Press Releases
- Partner Max Guggenheim Named Among Connect CRE's 2025 Lawyers in Real Estate
  December 11, 2025 | Press Releases
- Benesch Represents Trivest Partners in Acquisition of Applied Value Group, Driving Expansion in Private Equity-Backed Consulting
  September 16, 2025 | Press Releases
- Benesch Names Eleven New Partners for 2025
  January 3, 2025 | Press Releases
- 132 Benesch Attorneys Recognized in 2025 Best Lawyers® Rankings
  August 14, 2024 | Press Releases
- Best Lawyers in America® Rankings 2024
  August 17, 2023 | Press Releases
- U.S. News & World Report - Best Lawyers Rankings 2023
  August 18, 2022 | Press Releases