



News Release

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Jones Lang LaSalle to Market Class A Portfolio in San Francisco's East Bay

SAN FRANCISCO, April 23, 2007 - Jones Lang LaSalle has been selected to market two well-located, high-quality Class A complexes in San Francisco's East Bay – The Plaza at San Ramon and One and Two Corporate Centre in Concord. The two complexes, formerly owned by Equity Office Properties Trust which was recently acquired by an affiliate of the Blackstone Group, have a combined total in excess of 630,000 square feet of space.

The Plaza at San Ramon consists of two four-story buildings totaling approximately 300,000 square feet of Class A office space. The Plaza is located at the high-traffic junction of Crow Canyon Road and Interstate 680 in the hub of San Ramon's downtown business and service district, offering outstanding visibility and access. The Plaza is 99 percent occupied. Over 80 percent of leases expire by the end of 2010 with below-market rents, offering an investor a significant value creation opportunity as leases roll in a strengthening market.

The seven and ten-story twin towers of One and Two Corporate Centre total 330,000 square feet of Class A office space in the heart of Concord, one of the best performing office markets in the Bay Area. Corporate Centre is prominently located just off of Interstate 680 on Willow Pass Road, one of the main arteries through Concord. Corporate Centre is currently 95 percent leased. Over 86 percent of leases expire in the next four years with below-market rents.

According to Mr. Seifer, tenant demand in the Bay Area has increased, vacancy has decreased and rents have spiked spurred by an improving regional economy and a rebound in the

technology sector. As rental rates in San Francisco and the Silicon Valley continue their rapid climb, tenants will be increasingly drawn to the lower cost alternatives of the East Bay.

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Jones Lang LaSalle to Market Class A Portfolio in San Francisco's East Bay – Add One

Jones Lang LaSalle has more than 600 employees in Northern California and manages nearly 30 million square feet of the area's most prestigious commercial real estate. In 2005 alone, Jones Lang LaSalle professionals completed over 4.2 million square feet of lease transactions valued at \$415 million on behalf of occupiers and arranged over \$410 million of investment sales. The firm was recently named to the San Francisco Business Times, "Best Places to Work in San Francisco" list. In addition, the firm's San Francisco Capital Markets Group, headed by Michel J. Seifer, completed more than \$1 billion in transactions in the region over the last 12 months including such notable deals as the \$215 million disposition of Sun Microsystems' Newark campus and the \$128 million sale of 180 Montgomery in San Francisco.

About Jones Lang LaSalle

Jones Lang LaSalle (NYSE: JLL), the only real estate money management and services firm named to Forbes magazine's Platinum 400, has more than 125 offices worldwide and operates in more than 450 cities in over 50 countries. With 2005 revenue of approximately \$1.4 billion, the company provides comprehensive integrated real estate and investment management expertise on a local, regional and global level to owner, occupier and investor clients. Jones Lang LaSalle is an industry leader in property and corporate facility management services, with a portfolio of 982 million square feet worldwide. In 2005, the firm completed capital markets sales and acquisitions, debt financings, and equity placements on assets and portfolios valued at \$43 billion. LaSalle Investment Management, the company's investment management business, is one of the world's largest and most diverse real estate money management firms, with approximately \$40 billion of assets under management. For further information, please visit www.joneslanglasalle.com.

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