



For more information, contact:

Andrew Neilly

Gallen.Neilly

(925) 930-9848

Andrew@Gallen.com

National Law Firm Foley & Mansfield Signs Lease at Kaiser Center in Oakland

OAKLAND, CA – April 6, 2010 – The Swig Company, owner of Oakland’s Kaiser Center, today announced that the national law firm of Foley & Mansfield has signed an 8-year lease for 23,445 square feet at the 300 Lakeside Drive property.

The Minneapolis-based law firm will move from downtown Oakland to the Lake Merritt area property in July/August 2010.

Charlie Allen and Ryan Hattersley of Cushman & Wakefield represented the landlord in the transaction. Studley represented Foley & Mansfield.

Built in 1960 as the world headquarters of Henry J. Kaiser’s industrial empire, Kaiser Center is a 910,000 square foot office complex comprising a 28-story office tower, a variety of retail space and a 1,339 space parking structure. The property also features a 3.5 acre rooftop garden and expansive views of Lake Merritt, San Francisco and the Oakland/East Bay hills.

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The Swig Company, LLC (www.swigco.com) is a private investment company with a 74-year history of ownership, development, and management activity in commercial real estate properties in major markets throughout the United States. During the past three years, the Company completed more than \$1.4 billion in combined transactions, including sales, purchases, refinances and other real estate investment activities. The Swig Company's diversified national portfolio includes approximately nine million square feet of office buildings in markets such as New York, San Francisco and Southern California. The Swig Company, headquartered in San Francisco, is committed to good environmental stewardship and the implementation of environmental management programs and practices throughout its investment portfolio. The Swig Company's primary investment mission is to add value as an owner and operating partner to its investment portfolio through proactive asset management, acquisitions, dispositions, selective development and

redevelopment, and professional property management. Its target markets include Northern and Southern California, New York City and Washington, D.C.