

NAI Global

Office Properties



NAIGlobal®

Commercial Real Estate Services, Worldwide.

NAI Global is...

NAI Global is a global leader in office real estate services and one of the largest commercial real estate service providers worldwide.

NAI Global develops customized real estate solutions for office tenants, developers, investors and owners of office properties. Most importantly, we understand and avoid conflicts of interest and have business savvy that can add significant value in setting your strategy and structuring transactions to meet your objectives. Whether you are a corporate user looking for space to house a new business unit, an owner looking for a leasing agent to maximize the value of your asset or an investor seeking to buy or sell office properties, NAI professionals can develop a customized solution that meets your needs. Our professionals have the experience and business savvy to create successful real estate strategies for property owners and tenants. With over 8,000 professionals and 375 offices in 55 countries, NAI offers local market knowledge, insight and

on-the-ground expertise in just about any market you can name. Our unique structure enables clients to leverage our local expertise and global relationships to access the best opportunities, around the corner and around the world. We complete over \$45 billion in transactions annually and manage over 250 million square feet of commercial space, helping clients build their portfolios on the power of our global network.

Our proprietary technology platform, featuring CLAS™ and REALTrac™ Online, gives clients access to powerful transaction management and lease administration tools, and is one of the many reasons our clients choose NAI again and again. When marketing properties, our exclusive E-Offerings provides an efficient channel to reach buyers and tenants, minimizing time on market.

We are pleased to share a sampling of recent assignments.



Our comprehensive menu of office services includes:

- Tenant Representation
- Landlord Representation/Leasing Agency
- Investment Services
- Acquisition/Disposition
- Asset Management
- Development Services
- Valuation & Appraisal
- Surplus Property Disposition
- Contact Center/Site Selection Services
- Property Management
- Project Management
- Land Acquisition
- Market Research & Advisory

Leasing

SQUARE FEET	NAME	LOCATION
1,392,253	225 South Sixth	Minneapolis, MN
750,000	Gateway Commons	San Francisco, CA
750,000	100 Fluor Daniel Drive	Greenville, SC
735,000	Lincoln Tower	Portland, OR
578,347	Topa Financial Plaza	Oxnard, CA
522,346	Bingham Office Center	Bingham Farms, MI
500,000	100 Rustcraft Road	Dedham, MA
333,306	One American Place	Baton Rouge, LA
316,000	Oakland Commons	Southfield, MI
310,000	Two City Place	Fort Worth, TX
256,767	161 Inverness Drive	Englewood, CO
244,800	Merrill Lynch Center	Clayton, MO
230,000	Alcoa Business Services Center	Pittsburgh, PA
202,780	7500 Flying Cloud Drive	Eden Prairie, MN
198,064	Sunrise Mt. View Medical Center	Las Vegas, NV
189,000	Financial Center at the Gardens	Palm Beach Gardens, FL
184,574	Southport Plaza	Staten Island, NY
177,180	King of Prussia Business Center	King of Prussia, PA
163,500	Coldstream Center	Lexington, KY
163,086	Deutsche Bank Building	Nashville, TN
161,373	One Oakbrook Terrace Building	Oakbrook Terrace, IL
120,000	1934 Old Gallows Road	Tyson's Corner, VA
103,072	6 Kimball Lane	Lynnfield, MA
87,233	Metroview Professional Building	Charlotte, NC
79,194	39700-39714 Eureka Drive	Newark, CA



▲ NAI is the exclusive leasing agent for 161 Inverness Drive in Englewood, Colorado. The 256,767 SF office building is owned by Trinet Realty Investors.



▲ NAI is the exclusive leasing agent for the Merrill Lynch Center at 8235 Forsyth Boulevard in Clayton, Missouri. The 14-story, 244,800 SF building is owned by Forsyth Centre Associates LLC.



◀ NAI is the exclusive leasing agent for 100 Fluor Daniel Drive in Greenville, South Carolina. The 750,000 SF building is owned by Daniel International Corp and 100% leased, with tenants such as Fluor Corporation and UPS.

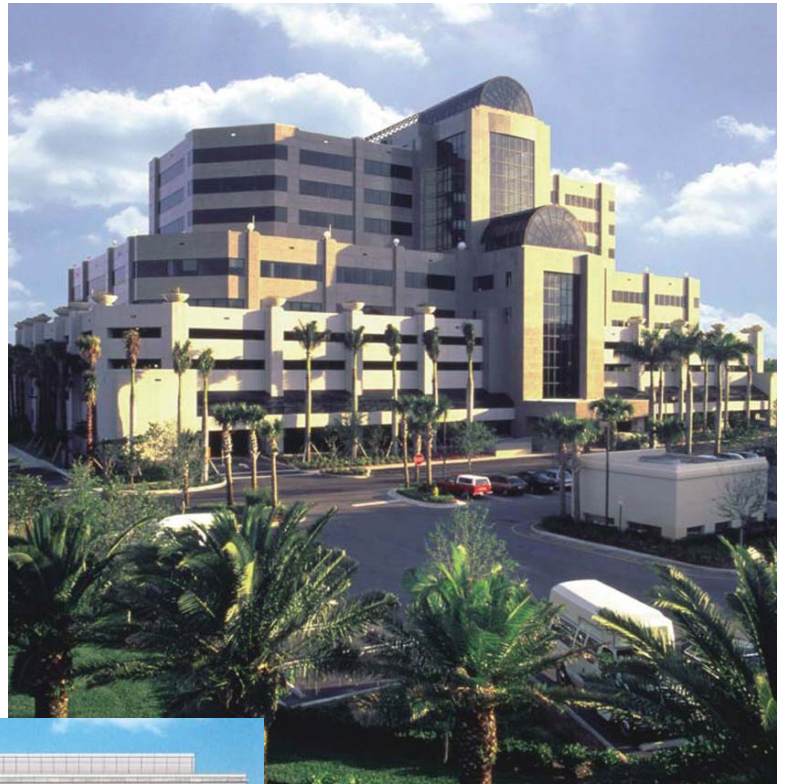


▲ NAI is the exclusive leasing agent for One Oakbrook Terrace in Oakbrook Terrace, Illinois. The 161,373 SF suburban office property is owned by UBS Realty Investors. Tenants include Northern Trust Bank, NAI Hiffman, Mesirow Financial, Quest Communications and China Shipping.

Tenant REPRESENTATION

SQUARE FEET	LOCATION
503,224	Chicago, IL
263,000	Philadelphia, PA
207,000	Pune, India
189,999	Palm Beach Gardens, FL
162,200	Novato, CA
115,583	Brea, CA
113,000	Westborough, MA
112,120	San Jose, CA
112,000	Pittsburgh, PA
107,125	San Francisco, CA
106,315	Eschborn, Germany
103,844	Greenville, SC
63,798	San Francisco, CA
58,769	San Mateo, CA
58,497	San Carlos, CA
53,819	Eschborn, Germany
52,905	Redwood Shores, CA

NAI represented Granite Gardens in the \$78.2 million sale of the 189,999 SF office building in Palm Beach Gardens, Florida to JP Morgan. JP Morgan now occupies the building. ▶



◀ NAI represented Monster Worldwide in the 106,315 SF lease in Eschborn, Germany. The owner is MIT Main Taunus.

NAI represented San Francisco State University in the 107,125 SF lease of office space at 835 Market in San Francisco, CA. The owner is Westfield Corporation. ▼



NAI represented Bio-Marin Pharmaceutical Inc. in the lease of 162,200 SF at 300 Bel Marin Keys Blvd. in Novato, California. ▼



SQUARE FEET	LOCATION
52,000	Colorado Springs, CO
51,558	Orlando, FL
49,105	Charlotte, NC
48,999	Boynton Beach, FL
48,935	Pittsburgh, PA
47,641	Frankfurt, Germany
46,000	Thousand Oaks, CA
45,505	Bluefield, WV
45,000	Tucson, AZ
39,912	Cedar Rapids, IA
39,159	Bad Homburg, Germany
38,876	Bowie, MD
37,647	San Francisco, CA
37,207	Burlington, MA
36,000	West Palm Beach, FL
34,212	Akron, OH

Sales

PRICE	SQUARE FEET	LOCATION
\$291,600,000	657,915	Portland, OR
\$270,351,928	1,098,319	Portland, OR
\$257,600,000	592,015	Frankfurt, Germany
\$141,553,979	77,000	London, England
\$140,500,000	952,093	Minneapolis; St. Louis, MO
\$131,500,000	133,000	Menlo Park, CA
\$123,000,000	398,412	Portland, OR
\$87,500,000	684,554	Beaverton, OR
\$82,800,000	562,549	Spokane, WA
\$78,200,000	189,999	Palm Beach Gardens, FL
\$69,000,000	419,000	San Francisco, CA
\$65,500,000	262,000	Foster City, CA
\$65,000,000	458,626	Oakland, CA
\$60,000,000	581,000	Oxnard, CA
\$60,000,000	313,490	Fremont, CA
\$53,800,000	194,000	San Mateo, CA
\$52,318,110	204,514	Berlin, Germany
\$49,000,000	223,000	Bronx, NY
\$48,000,000	228,274	Portland, OR
\$46,500,000	217,528	Salt Lake City, UT
\$41,100,000	207,630	Salt Lake City, UT
\$40,500,000	232,955	Santa Clara, CA
\$40,000,000	522,000	Bingham Farms, MI
\$39,432,894	72,568	London, England
\$38,700,000	218,475	Brisbane, CA
\$37,000,000	376,736	Buenos Aires, Argentina
\$35,089,632	183,600	Concord, CA
\$33,830,000	282,397	Salt Lake City, UT
\$32,438,250	144,170	Redwood Shores, CA
\$32,050,000	140,781	San Francisco, CA
\$32,000,000	695,165	Paris, France
\$30,500,000	106,500	San Diego, CA
\$30,000,000	190,000	Ludwigsburg, Germany
\$27,400,000	104,046	Mission Viejo, CA
\$21,000,000	46,300	Palm Beach Gardens, FL

NAI represented Bingham Acquisitions LLC in the \$40 million acquisition of Bingham Office Center in Bingham Farms, Michigan, from Colonnade Properties. The property consists of three four-story, Class A office buildings totaling 522,000 SF. ▶



◀ NAI represented Degussa AG in the \$257.6 million sale of its building in Frankfurt, Germany. DIC/Morgan Stanley purchased the building and leased back 592,015 SF to Degussa.

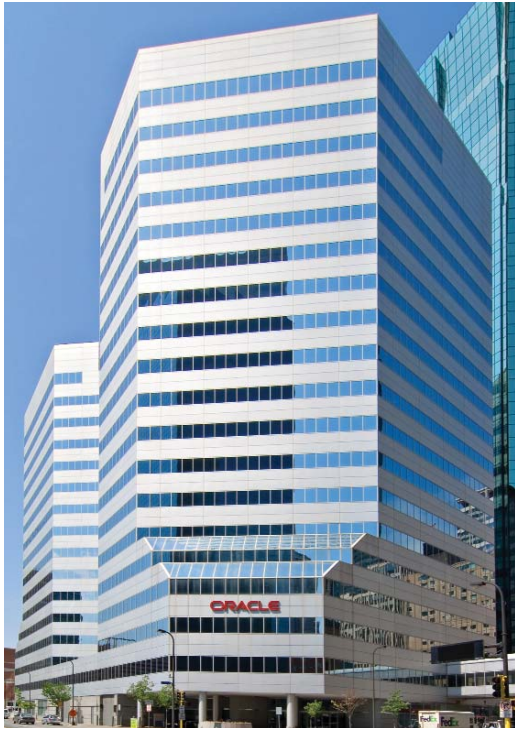
NAI represented City Centre One Associates in the \$41.1 million sale of City Centre to Wasatch Properties. The 10-story, 207,630 SF Class A office building space is located in Salt Lake City, Utah. ▶



NAI represented Brewery Blocks Investors LLC in the \$291.6 million sale of the Brewery Blocks, a mixed-use complex with over 657,915 SF of office, retail and residential space. The high-profile urban redevelopment project is in Portland, Oregon. ▼



Property MANAGEMENT

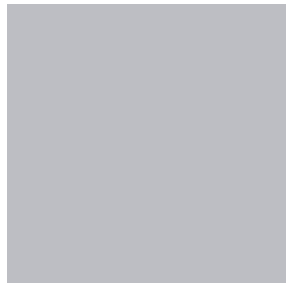


◀ NAI manages the 343,314 SF Oracle Center in Minneapolis, Minnesota, on behalf of Intercon Partners LLC.



NAI manages the 300,960 SF Jefferson Pilot Building in Greensboro, North Carolina, on behalf of Jefferson Pilot Life Insurance Company, Inc. ▶

SQUARE FEET	NAME	LOCATION	OWNER
634,819	The Fisher Building	Detroit, MI	FK North, LLC
613,513	United Plaza	Philadelphia, PA	KBS Real Estate Investment Trust, Inc.
496,208	New Center One Building	Detroit, MI	FK North, LLC
455,283	Southdale Office Centre	Minneapolis, MN	Southdale Office, LLC
400,000	Huntington	Columbus, OH	Huntington National Bank
600,000	Portfolio	Kansas/Missouri	DBSI
343,314	Oracle Center	Minneapolis, MN	Intercon Partners, LLC
340,258	Golden Valley Business Center	Minneapolis, MN	6300 Olson Highway, L.P.
300,960	Jefferson Pilot Building	Greensboro, NC	Jefferson Pilot Life Insurance Company, Inc.
278,859	International Center	Minneapolis, MN	Intercon Partners, LLC
270,000	Albert Kahn Building	Detroit, MI	FK North, LLC
228,567	Commerce Center	Nashville, TN	The Mathews Company
210,919	1300 Parkwood Circle SE	Atlanta, GA	NAI Brannen Goddard
209,616	5215 Old Orchard Road	Skokie, IL	The Realty Associates Fund VIII
204,848	400 SW 6th Avenue	Portland, OR	400 Sixth Avenue, LLC
188,474	Queen City Square	Cincinnati, OH	Western-Southern Life
177,000	50 Northwest Point	Elk Grove Village, IL	Franklin Street Partners
176,508	Woodland Corporate Tower	Downers Grove, IL	TA Associates Realty
163,086	Deutsche Bank Building	Nashville, TN	Argus Realty Investors, L.P.
160,000	Polaris	Westerville, OH	Kenney Airport Hotel Corporation



NAI manages the Centurion Tower, a 143,938 SF office property in West Palm Beach, Florida. The owner is JP Morgan Chase & Co.



NAI provides property management services for the Fisher Building, a 634,819 SF office building in Detroit, Michigan. The property is owned by FK North LLC.



SQUARE FEET	NAME	LOCATION	OWNER
148,000	951 Yamato	Boca Raton, FL	951 Yamato Acquisition Company
145,814	Butterfield Centre	Lombard, IL	Property Investments Travelers
143,938	Centurion Tower	West Palm Beach, FL	JP Morgan Chase & Co.
115,025	Park Atrium	Westbury, NY	Town of Hempstead Industrial Development
111,000	West Coast Bank Building	Vancouver, WA	Broadway Investors, LLC
107,989	Washington Plaza 1	Upper Marlboro, MD	Washington Plaza, LLC
105,057	Bank of America Center	West Palm Beach, FL	JP Morgan Chase & Co.
105,055	Carnegie VIII	Charlotte, NC	Carnegie, LLC
98,914	Three Centerpointe	Lake Oswego, OR	Property Reserve, Inc.
98,151	One Little Falls Centre	Wilmington, DE	Centerville Associates
96,135	Two Little Falls Centre	Wilmington, DE	Centerville Associates
95,935	1400 Centrepark Blvd	West Palm Beach, FL	JP Morgan Chase & Co.
95,000	Washington Plaza 2	Upper Marlboro, MD	MTM Builder/Developer, Inc.
94,775	Toms River Corporate Center	Toms River, NJ	Arthur E. Williamson
90,785	Butterfield Centre	Oak Brook, IL	Property Investments Travelers
90,000	Sinclair Building	Cockeysville, MD	Beaver Dam, L.P.
81,931	Annapolis Bank & Trust	Annapolis, MD	Direct Invest-116 Defense High
71,898	303 Congress Street	Boston, MA	303 Congress Street, LLC
61,724	Riva 2	Annapolis, MD	KCS, Admiral II 301



Build on the power of our network.™



NAI Global is the premier network of independently owned commercial real estate brokerage firms and one of the largest commercial real estate services providers worldwide. NAI professionals work with private and institutional owners and investors to develop acquisition/disposition strategies, identify opportunities and maximize returns across the full spectrum of commercial properties — Office, Industrial, Retail, Multifamily, Hospitality, Mixed-Use and Land.

To learn more about our services contact:

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