

NEWS RELEASE

Contact

Sarah Voigt
Padilla Speer Beardsley, Inc.
svoigt@psbpr.com
612-455-1784

FOR IMMEDIATE RELEASE

Ryan Companies US, Inc. to Break Ground on Two MarketPointe

MINNEAPOLIS (June 22, 2007) – Ryan Companies US, Inc., today unveiled plans for a new office tower in Bloomington, Minn.. Two MarketPointe, an eight-story 230,000 square-foot office tower designed by Ryan, will feature unique design elements that will earn LEED certification for the building.

This project, scheduled to break ground in early July, will be Ryan’s third LEED-certified project nationwide. When the building is complete in September, 2008, its first tenant – CB Richard Ellis – will occupy approximately 70,000 square feet.

“Our commitment as a commercial real estate firm is to provide our employees with the highest quality spaces available; anything less would be unacceptable,” said Whitney Peyton, senior managing director, CB Richard Ellis’ Minnesota office. “When we reviewed the market for our new space, it was clear that Two MarketPointe provided the best space for our needs: an environmentally-friendly building with design considerations that encourage greater productivity and provide higher employee satisfaction, conveniently located in the Twin Cities.”

Located near the intersection of France Avenue and Interstate 494, Two MarketPointe will feature several leading-edge design elements to promote an energy- and environmentally-conscious work environment. For example, under-floor air delivery will promote energy efficiency, improved indoor air quality and employee comfort with the ability to allow employees to control air flow in their individual workspace. This is the first multi-tenant building in the Twin Cities market to utilize under-floor air delivery. The raised floor also facilitates a plug-and-play wiring system that enables tenants to reconfigure their floor plans more easily and with significantly less cost and environmental waste. The building will also feature indirect and direct pendant lighting and low volatile organic compound (VOC) paint and carpets. Full-height, floor-to-ceiling windows and 10-foot ceilings will give the space an open feel, promoting daylighting strategies and connecting with the outdoors. In

addition to office space, the building will also feature approximately 10,000 square feet of restaurant/retail space and a wi-fi enabled lobby.

Ryan Companies US, Inc. is a leading national commercial real estate firm offering integrated design-build and development as well as asset, property and facilities management services to customers. For more than 69 years, Ryan Companies has used a single-source approach that offers flexibility in defining the scope of a project and strength in providing effective, timely solutions resulting in a higher certainty of success. In addition to its Minneapolis office, Ryan has offices in Chicago, Phoenix, San Diego, Tampa, Cedar Rapids, Davenport and Des Moines, Iowa.

CB Richard Ellis Group, Inc. (NYSE:CBG), an S&P 500 company headquartered in Los Angeles, California, is the world's largest commercial real estate services firm (in terms of 2005 revenue). With approximately 21,000 employees, the Company serves real estate owners, investors and occupiers through more than 200 offices worldwide (excluding affiliate and partner offices). CB Richard Ellis offers strategic advice and execution for property sales and leasing; corporate services; property, facilities and project management; mortgage banking; appraisal and valuation; development services; investment management; research and consulting.

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Editor's note: Interviews with Ryan executives are available by contacting Sarah Voigt at 612-455-1784 or svoigt@psbpr.com