

PRESS RELEASE



For Immediate Release

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CBRE Signs 60,000 Sq. Ft. Lease for its DC Office at Victor Building New Space Will Be Showcase of Effective, Green Workplace

Washington, DC – July 9, 2007 – CB Richard Ellis (CBRE) today announced the signing of a lease for 60,000 sq. ft. on two floors at the Victor Building, 750 9th Street, NW in the heart of Washington, D.C.'s thriving downtown. The company is in the process of designing its new space which is registered for Gold certification with the US Green Building Council's LEED (Leadership in Energy & Environmental Design) for Commercial Interiors. The CBRE Washington, DC office is the company's first LEED Certified office, and reflects its commitment to becoming carbon neutral by 2010. CBRE expects to occupy its new space in December.

"With this move, we are living our company's commitment to sound environmental stewardship. Our new space will be a spectacular showcase of the new green workplace. We are creating an exciting environment that facilitates collaboration, inspires people to be their best and makes us proud to go to work every day. We want to lead by example and use our space as a model for our clients and other businesses," said John Germano, Senior Managing Director of CBRE for the Washington/Baltimore Region.

Some of the factors that will make the space environmentally sustainable include its location on Metro and bus lines, the use of daylight harvesting and energy efficient light fixtures and equipment, submetered electricity and the ability to purchase green power from renewable energy sources, and sustainable materials from regional manufacturers. One of the highlights of the space will be the partial conversion of a terrace into a green roof, which will provide natural insulation.

"This space offers us an extraordinary teaching tool. Our new DC office will be a stunning example on how to design and live in an environmentally friendly manner," said Sally Wilson, CBRE's Director of Advisory Services. "This teaching

begins by educating our brokers, project managers, property managers and engineers as well as our clients and partners," she said.

Ms. Wilson is a member of CBRE's Global Task Force that is responsible for establishing the company's environmental stewardship policy worldwide. In early June, CBRE announced plans to be carbon neutral by 2010 and to assist clients with energy efficiency programs at more than 1.7 billion sq ft worldwide.

Originally built in the early 1900s, the Victor Building, a nine-story, 345,000 sq. ft. office building, was completely renovated in 1998, leaving the original façade and transforming the inside to a state-of-the-art modern office building for the 21st century, with ground floor retail. The Smithsonian Institution occupied the entire office component until last year when it relocated.

CBRE's Pat Marr, Art Santry, Chris Soucie, and Sally Wilson, the region's first LEED Accredited real estate professional handled the leasing transaction on behalf of the company. The building's owner is Brookfield properties. The LEED Consultant is Holley Henderson with H2 Ecodesign. The design and construction team include Lehman Smith McLeish, GHT, MCLA, Knoll, and Rand Construction Corporation.

About CB Richard Ellis

CB Richard Ellis Group, Inc. (NYSE:CBG), an S&P 500 company headquartered in Los Angeles, is the world's largest commercial real estate services firm (in terms of 2006 revenue). With over 24,000 employees, the Company serves real estate owners, investors and occupiers through more than 300 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; and research and consulting. In 2007, *BusinessWeek* named CB Richard Ellis one of the 50 "best in class" companies across all industries. Please visit our Web site at www.cbre.com.

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