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**Planet Fitness Leases 15,600 SF At 271 Lancaster Ave (Rt. 30) In Frazer, PA  
In 10-Year Lease Agreement Brokered By CB Richard Ellis**

FRAZER, PA --- Planet Fitness, AKA Dan Horan DBA Pizzazz Fitness enterprise LLC has leased approximately 15,600 square feet of space within a 78,000 square foot one-story building at 271 West Lancaster Avenue here under the terms of a 10-year space contract negotiated by CB Richard Ellis. Aggregate rental of the lease exceeds \$2 million.

Steve Italiano, a senior vice president and member of the Industrial/Office Services Group of CB Richard Ellis, was the sole agent who arranged the lease agreement for 271 Limited Partnership, the private real estate investment partnership that owns the multi-building complex that fronts Route 30. George Spaeder, a vice president of Tegler-Bush Real Estate in West Chester, Pa., cooperated with CB Richard Ellis and represented Planet Fitness in the lease negotiations.

According to Italiano, Planet Fitness will open its facility in the masonry and steel frame building this coming summer. The property, which is just minutes from Routes 100, 202 and 322, has extensive exposure and direct access to Route 30, plus a 20' ceiling that is ideal for fitness center programs.

Headquartered in South Burlington, Vt., Planet Fitness is a national fitness franchise that specializes in being a low price, high quality, fitness only center.

Approximately 23,500 square feet of flex industrial or retail space remains available for lease in the building, Italiano said.

**About CB Richard Ellis**

CB Richard Ellis (NYSE:CBG), a FORTUNE 1000 company headquartered in Los Angeles, is the world's leading commercial real estate services firm (in terms of 2004 revenue). The company serves real estate owners, investors and occupiers by offering strategic advice and execution for property leasing and sales; property, facilities and project management; corporate services; debt and equity financing; investment management; valuation and appraisal; research and investment strategy; and consulting. Including partners and affiliates, the company has over 300 offices in more than 50 countries around the world. Please visit our Web site at [www.cbre.com](http://www.cbre.com).

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