

PRESS RELEASE



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Trophy Office Asset, Seventeenth Street Plaza, Sells in Denver's CBD

Denver – June 24, 2009 – Institutional investors advised by J.P. Morgan Asset Management sold Seventeenth Street Plaza to HRPT Properties Trust, a REIT, for an undisclosed amount. Seventeenth Street Plaza is one of a handful of trophy office assets in Denver's Central Business District (CBD) and the first to earn a LEED Gold Certification for a multi-tenant high-rise in downtown. The asset has also received the Energy Star award every year since 2003. Seventeenth Street Plaza is a 33-story (32 tenant floors) office tower consisting of 666,653 square feet and is 93% leased.

Seventeenth Street Plaza with its attached parking structure provides a parking ratio of 1.05:1,000 SF and encompasses a full city block bounded by 17th and 18th Streets, and Larimer and Lawrence Streets. Skidmore, Owings and Merrill, the architect for Seventeenth Street Plaza, designed this spectacular asset with a granite-clad exterior and a two-story atrium lobby. Amenities in the building include Ink! Coffee, Heidi's Brooklyn Deli, a fitness facility with showers and lockers, a bank, 24-hour security and a loading dock with a dedicated freight elevator.

HRPT paid cash for this asset in what is likely to be among a handful of significant transactions which will have closed in the first half of 2009 throughout the United States.

Mary Sullivan and Tim Swan of CB Richard Ellis' Institutional Group in Denver represented JPMorgan in the sale.

Closed:	June 24, 2009
Seller:	Seventeenth Street Holding Company (JPMorgan)
Buyer:	HRPT Properties Trust
Listing Brokers:	Mary Sullivan and Tim Swan

Property Name: Seventeenth Street Plaza
Address: 1225 17th Street, Denver, CO 80202
County: Denver
Rentable Square Feet: 666,653
Percent Leased: 93%

About CB Richard Ellis

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