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CB RICHARD ELLIS REPRESENTED WESTBROOKE PARTNERS IN THE DISPOSITION OF 326,879 SF OF OFFICE PROPERTIES IN COLUMBUS, OHIO TO TRAMMELL CROW

Columbus, Ohio -- CB Richard Ellis' Investment Property Group represented Westbrook Partners, LLC in the sale of four office properties in Busch Office Park totaling 326,879 square feet to an affiliate of the Trammell Crow Company. The assets were purchased on July 13, 2006, and include 1105 Schrock, 6460 Busch Road, 6600 Busch Road, and 6660 Doubletree.

"Westbrook has been strategically pairing their original ten building Columbus portfolio in recent years" said George Stecz of CB Richard Ellis. Stecz and partner Donald Roberts have represented Westbrook on the ten building portfolio. "Strong recovery and growth expectations continue to fuel investor interest in Columbus" said Stecz and Roberts. Westbrook's remaining Columbus holdings after the sale amount to +-72 acres located at I-270 and Route 161 which is being currently marketed by CBRE. Specializing in disposition of office, industrial, and retail assets in Central Ohio, George Stecz and Donald Roberts have completed close to \$1 billion in recent Columbus sales

The Busch office portfolio represents Trammell Crow's first acquisition of existing assets in the Columbus market. Trammell Crow's development arm originally developed 485 Metro and Orchard Knoll office properties in the late 80's.

According to Richard Fletcher, Trammell Crow's Senior Vice President for Acquisitions, "The Busch portfolio, and specifically 1105 Schrock represent a tremendous value add opportunity for us. We intend to implement significant capital improvements beginning immediately and continuing over the next 12 months to reposition the asset in the market place." Matt Hill will be handling asset management responsibilities for Trammell Crow and noted that some of the improvements which will begin immediately include renovations to the common areas of 1105 Schrock including the main lobby. According to Hill, Crow also intends to resurface the building's entire parking lot. "We believe that this is an outstanding building with a lot of untapped potential."

Crow has retained the CB Richard Ellis leasing and management team to help execute their plans on the portfolio. Jim Clement will continue in his role as the Senior Real Estate Manager and Don Matsanoff and Kirk Smith will be marketing the properties for lease. "CB has demonstrated a knowledge of the assets and I believe that a great team has been put together for this portfolio," Hill stated.

According to Norm Bertke CB's Managing Director of Asset Services, "We are extremely excited to be working with the Trammell Crow team on this portfolio. We are confident that the capital plan that has been developed will position the assets to attract high quality tenants to the park and add significant value to our client's investment."

About CB Richard Ellis

CB Richard Ellis Group, Inc. (NYSE:CBG), a FORTUNE 1000 company headquartered in Los Angeles, is the world's largest commercial real estate services firm (in terms of 2005 revenue). The Company serves real estate owners, investors and occupiers through more than 350 offices (including affiliate and partner offices) worldwide. CB Richard Ellis offers strategic advice and execution for property sales and leasing; corporate services; property, facilities and project management; mortgage banking; investment management; appraisal and valuation; and research and consulting. Founded in 1906, CB Richard Ellis marks a century of excellence in real estate services this year. Please visit our Web site at www.cbre.com.