

PRESS RELEASE



FOR IMMEDIATE RELEASE

Contact:

Ali Shapiro
215.561.8915
ali.shapiro@cbre.com

Sharon G. Miller
302.691-2105
smiller@bpgroup.net

HQ Global Workplaces, Inc. Enters Delaware Market in 22,000 Plus Square Foot Lease Brokered by CB Richard Ellis

Wilmington, DE – May 30, 2006 – Representing tenant, HQ Global Workplaces, Inc. and landlord, The Buccini/Pollin Group, CB Richard Ellis, Inc. brokered HQ Global's long-term, 22,396 square foot lease on the 12th floor of the Brandywine Building at 1000 West Street in Wilmington. Lease value is undisclosed.

The CB Richard Ellis brokers involved in the transaction were Senior Associate Brian Hopkins and Senior Vice President John Kaczowka. According to Kaczowka, this is HQ Global Workplace's first entry into Delaware. The company, which is part of the Regus Group and provides professional workplaces on demand, will use the Wilmington office to further expand into the region. Their move will take place in late summer to early fall of 2006.

The 18-story Brandywine Building is 410,000 square feet and 100% occupied. Renovated in 2000, the building is located between 10th and 11th Streets at the gateway to the downtown business district, and is less than half a mile from Interstate 95. Major tenants include: E. I. DuPont de Nemours & Company; Young, Conaway, Stargatt & Taylor; Klett Rooney; Lehman Brothers and Costa's Grill and Wine Bar. On-site amenities include covered parking, 24-hr security, and restaurant dining.

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 300 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.

About Buccini/Pollin Group, Inc.

The Buccini/Pollin Group, Inc. (BPG) is a privately-held, full-service real estate acquisition, development and management company with offices in Washington DC, Wilmington Delaware, suburban Philadelphia and New York City. Formed in 1993, BPG has developed and acquired hotel, office, multi-family, townhouse, industrial, retail, and parking properties in the Mid-Atlantic and Northeastern regions of the United States. On behalf of its principals, investors and financial partners, BPG has acquired or developed over \$1.8 billion in assets including 6 million SF of office, industrial and retail space in 64 buildings, over 2500 hotel rooms in 17 hotels, 6 major residential communities, and 1,200 covered parking spaces.