

PRESS RELEASE



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CB RICHARD ELLIS NAMED EXCLUSIVE LEASING AND MANAGEMENT AGENT FOR 200 AND 300 BELLEVUE PARK CORPORATE CENTER

Wilmington, DE – January 2, 2008 – CB Richard Ellis, Inc. (CBRE) today announced that it has been retained by Metzler Realty Advisors as its exclusive leasing agent and property manager for both the 200 and 300 buildings at Bellevue Park Corporate Center in Wilmington, DE. The two properties combined total nearly 190,000 sq. ft. of Class A office space. CBRE's brokerage team consisting of Executive Vice President Daniel Reeder, Senior Vice President John Kaczowka, and Vice President Brian Hopkins were selected to provide leasing services for Metzler Realty's properties within the complex. CBRE Managing Director Richard Schleicher will be responsible for property management. Metzler's third property, 400 Bellevue Parkway, is currently 100% leased.

"We are pleased to own this prestigious park and to be aligned with CB Richard Ellis in marketing the property," commented Dwight J. McRae, Metzler Realty Advisors Vice President of Asset Management. "Presently we are evaluating additional amenities to the park including a conference center, fitness room and cafeteria as well as renovating common and vacant areas with new state-of-the-art finishes."

Bellevue Park Corporate Center, the premier Class A+ office complex in the Northern New Castle County area, is composed of seven office buildings. 200 Bellevue Parkway is a five-story +98,000-square-foot office building featuring a two-story atrium which extends the entire height of the building and a glass double-door entry. Built in 1988, 300 Bellevue Parkway is a three-story +90,000-square-foot building featuring a three-story glass atrium lobby with marble floors and double-door entryway. Currently, each building has approximately 32,000 sq. ft. of office space available.

Located adjacent to Bellevue State Park, Bellevue Park Corporate Center tenants enjoy access to a 1-1/8 mile fitness track circling a catch-and-release fishing pond stocked with bass, catfish, and sunfish. Not only is Bellevue Park a prestigious Delaware address, it is also conveniently located to Interstate I-95 and the Philadelphia International Airport.

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, CB Richard Ellis was named one of the 50 "best in class" companies by *BusinessWeek*, and one of the 100 fastest growing companies by *Fortune*. Please visit our Web site at www.cbre.com.