

NEWS RELEASE

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GRANT STREET ASSOCIATES LEASES MORE THAN 120,000 SQUARE FEET IN THE SECOND QUARTER 2009

Pittsburgh, PA – Office renewals and new retail locations drove the leasing activity at Grant Street Associates in the second quarter 2009. Among the largest transactions of the quarter was the renewal of 14,487 square feet at BNY Mellon Center, 500 Grant Street, by Robb, Leonard, Mulvihill, LLP. Robb Leonard executed a five-year renewal of their space on the 23rd floor. Michele Goetz of Grant Street Associates represented the tenant and Robert Geiger of Grant Street Associates represented the landlord, BNY Mellon.

Other Grant Street Associates transactions of note include:

- FedEx executed a five-year renewal of its space at Five Commerce Drive. Renewal of the 48,360-sf lease shall commence on December 1, 2009. John Lisowski of Grant Street Associates and Paula Nelson of Cushman & Wakefield of Texas represented the tenant in the transaction.
- Robert Peirce & Associates, P.C. renewed their lease at Gulf Tower, 707 Grant Street, for five years, commencing on January 1, 2010. The law firm occupies 10,600 square feet on the 25th floor of the building. Robert Geiger of Grant Street Associates represented the landlord, Rugby Realty Co., in the direct transaction.
- Walsh, Collis, Blackmer, P.C. exercised an early renewal option on its lease of 8,024 square feet on the 14th floor of Gulf Tower, 707 Grant Street, for three years commencing on January 1, 2011. Rob Geiger represented the landlord, Rugby Realty Co., on the direct transaction.
- mSpoke, Inc. executed a two-year renewal on its lease at the Gulf Tower, 707 Grant Street, commencing July 1, 2009. The company occupies 4,500 square feet on the 12th floor. Rob Geiger represented the landlord, Rugby Realty Co., in the direct transaction.
- Northwestern Mutual Financial Network signed a lease for new office space at One Monroeville Center, 3824 Northern Pike, Monroeville. The company will occupy 3,900 square feet on the third floor of the building beginning September 1, 2009. J.R. Yocco

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represented the landlord, One Monroeville Center Associates, and CB Richard Ellis represented the tenant in the transaction.

- The Gay & Lesbian Community Center, Inc. has relocated its office to the central business district, leasing 3,700 square feet at 210 Grant Street. The GLCC executed a 10-year lease with an expected occupancy date of August 2009. J.R. Yocco represented the landlord, Longview Equities, and Mark Harvey Smith represented the tenant in the transaction.
- HRM Associates, LLC executed a five-year lease at the Frick Building, 437 Grant Street. The company will occupy 3,010 square feet on the fourth floor of the building. Courtney Yanov represented the landlord, Rugby Realty Co., and Bradley Totten and Jon Mauro of Grubb & Ellis represented the tenant.

In investment news, John Lisowski and Jim Geiger of Grant Street Associates represented the Trustee of the Davis Foundation in the sale of 1498 Evans City Road, the former Three Rivers Ice Cream facility in Evans City, Pa. The 70,616-square-foot manufacturing facility was sold to Yeltrah PA, LLC for \$1.6 million in April 2009.

Grant Street Associates, Inc., an independently owned and operated member of the Cushman and Wakefield Alliance, is a leader in providing premiere commercial real estate services to both national and local corporations, small businesses and professional organizations in the Pittsburgh region.

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