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SMITH MICRO, SENECA RESOURCES SIGN LONG-TERM LEASES AT MCCANDLESS CORPORATE CENTER

Pittsburgh – Smith Micro Software, Inc. and Seneca Resources have signed long-term leases to occupy 80 percent of the available space at Building Two, 5800 Corporate Drive, in McCandless Corporate Center. The 93,813-square-foot class A office property recently underwent a \$3.0 million renovation. Robert Geiger and Gary Roberson of Grant Street Associates, Inc. represented Zell Two, the property owner, in the transactions.

Smith Micro will occupy 55,586 square feet of the building, including first-floor space that will accommodate the company's data center requirements. The Aliso Viejo, Calif.-based company, which develops and markets mobile software products and services, has been in business since 1982 and plans to employ up to 250 at its new Pittsburgh office. Smith Micro was represented by A.C.R.E.S. Occupancy is expected in the first quarter 2011.

Represented by Jason Stewart, a broker with Grubb & Ellis of Pittsburgh, Seneca Resources has signed a lease for 19,689 square feet and will occupy the full third floor of Building Two with plans to move in during the second quarter 2011. Headquartered in Houston, Texas, the company explores for, develops and purchases natural gas and oil reserves in the Gulf Coast Regions of Texas and La., the Appalachian Region, the Southwest and California. Currently, Seneca operates 2,800 wells in Western New York and northwestern Pennsylvania.

McCandless Corporate Center is a 324,288-square-foot class A office complex situated between the City of Pittsburgh and Cranberry Township, Pa. The 36-acre park-like campus boasts a 92% occupancy rate and includes T.G.I. Friday's and Empire Palace restaurants.

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