

FOR IMMEDIATE RELEASE

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PRESS RELEASE

A 347,000 SF purchase of three Class "A" office buildings in South Florida is the latest acquisition by Mainstreet Capital Partners. The three-building acquisition includes the 173,000 SF, Class "A", four-story office building at 800 Fairway Drive in Deerfield Beach, and a 90,000 SF, four-story office building and an 84,000 SF, three-story office building called Commercial Place I and Commercial Place II, located on Commercial Boulevard, Fort Lauderdale. This acquisition is Mainstreet's first joint venture partnership with Boston-based AEW Capital Management, an international real estate investment and management company overseeing \$42 billion in assets worldwide. Broker for the seller was Jay Caplin of Cushman & Wakefield.

The purchase of Commercial Place I and II has expanded Mainstreet's portfolio in the Cypress Creek Submarket. Other properties are 2101 Commercial Boulevard, Park Center and Cypress Plaza in Cypress Corporate Park, and Cypress Executive Center at 1901 West Cypress Creek Road.

Paul J. Kilgallon, President of Mainstreet Capital Partners, said: "The two Commercial Place buildings fit the criteria for our investment profile. They are in a primary location and, like our other Cypress Creek Submarket properties, they are highly competitive in this vibrant market." The Commercial Place I and II buildings have continued to outperform the Cypress Creek Submarket in terms of occupancy. Commercial Place I is 96% leased, and Commercial Place II is 98% leased.

"800 Fairway Drive has a world-class rent roll, including Pepsi and Ford. The property enjoys a prime location, just one interstate exit south of Boca Raton," said Paul J. Kilgallon. "We were pleased to be able to purchase this fine asset at a significant discount to replacement cost." Mainstreet recently purchased the 40-acre Siemens Campus in Boca Raton.

Fort Lauderdale-based Mainstreet Capital Partners was started by Paul J. Kilgallon in 1999. Mainstreet has completed more than \$750 million dollars of acquisitions totaling 3.75 million SF in Phoenix, Arizona; Denver, Colorado; Charlotte, North Carolina; Charleston, South Carolina; Tampa, Florida; and Fort Lauderdale, Boca Raton and West Palm Beach in South Florida.

FOR FURTHER INFORMATION CONTACT:

Tamar Lubow, Vice President, Mainstreet Capital Partners, (954) 717.9066