

THE BENAROYA COMPANY ANNOUNCES \$45 MILLION INVESTMENT AT THE SOUTH HILL BUSINESS & TECHNOLOGY CENTER

Strategic planning and timing keys to sustained vision for property

SEATTLE – April 3, 2009 – The Benaroya Company, a leading full-service commercial real estate company that actively acquires, develops and manages office, high-tech, retail and warehouse properties, announced today it is making a \$45 million capital investment in infrastructure upgrades and building improvements at its South Hill Business & Technology Center in Puyallup, Wash.

The Center's 92-acre campus includes three buildings totaling 625,000 square feet. \$30 million will be used to substantially upgrade the existing internal systems and architectural design of the two office buildings that total 328,300 square feet. These enhancements are currently underway and include:

- shell and core upgrades
- new energy efficient HVAC systems
- new building entries and walkways
- new lobbies with fireplaces

The remaining \$15 million is being invested in the first phase of the 298,000 square foot data center building. The building already features existing robust infrastructure including:

- redundant power system from 37.5 mega-watt dedicated capacity substation
- redundant cooling system leveraging air side economizers and evaporative cooling
- multiple fiber providers
- raised floor environment in a physically secured facility

Upon completion by the end of 2009, the South Hill Business & Technology Center will feature state-of-the-art Class "A" facilities and infrastructure for both business and technology users, as well as ample room for growth and expansion. In addition, the facility provides the consummate pairing of the work environment with the natural environment.

The improvements are being designed with an eye to sustainability and with the anticipation of obtaining LEED certification for both the office and the data center facilities.

"As a company we have always tried to be forward-thinking," said Larry Benaroya, principal, The Benaroya Company. "Now, more than ever, we believe in the long-term prospects of the business and technology markets."

In addition to the improvements at South Hill Business and Technology Center, the City of Puyallup was recently awarded a local infrastructure financing tool (LIFT) grant from the Community Economic Revitalization Board (CERB) that will be used to improve transit connections and trail systems to South Hill and upgrade technology infrastructure, fiber-optic options and telecommunications resources.

"The LIFT grant allows the city to make targeted and sustainable infrastructure investments that are part of a clear vision for job growth over the next 25 years. It positions Puyallup as a great place to work, live and operate a thriving business," said Gary McLean, Puyallup's City Manager. "It is humbling to work with such an experienced and nationally-respected partner like The Benaroya Company, whose substantial investment in our community is sure to attract major companies and employers to the area."

Adjacent to the South Hill Business and Technology Center, the Pierce College campus offers customized training programs to prepare students for new employment opportunities, along with access to meeting rooms, athletic facilities and a day care center.

"This property is really special and extremely unique because of its 'park-like' feel and amenities," added Benaroya. "We have gone to great lengths to ensure our redevelopment project has an extremely high standard of quality and design. Ultimately, the South Hill Business & Technology Center will be provide high quality office and technology space with pricing significantly below replacement cost. There's a lot to be excited about."

Companies associated with the planning and construction of the data center includes McKinstry Company, Sequoyah Electric, Duffy Development Services, Lane Coburn Associates, PKJB Architectural Group, and Turner Construction Company. The office improvement team includes JTM Construction, EHS Design, Quantum Consulting Engineers, and Barghausen Consulting Engineers.

During construction the site will employ 130 people and when completed is expected to bring an estimated 1,400 permanent jobs to Puyallup.

About The Benaroya Company

Founded in 1956, The Benaroya Company, a leading full-service commercial real estate company, is active in acquiring, developing, and managing superior office, high-tech, retail and warehouse properties in prime locations throughout the Pacific Northwest.

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