

PRESS RELEASE

For Immediate Release, April 29, 2009

Media Contact: Steelman@MaguireAndPartners.com or (610) 668-2540 x 225



Maguire & Partners Property Group announced today that it has acquired a five-building portfolio totaling 152,100 square feet and situated on approximately 21 acres at the Lehigh Valley Corporate Center (LVCC) in Bethlehem, PA. These buildings are Class “A” single-story brick office buildings (individual buildings range in size from 27,200 to 34,000 square feet), and were acquired from Liberty Property Trust.

LVCC was developed by Liberty Property Trust over the last 20 years (two of the buildings being purchased are one year old). LVCC is a 175-acre master-planned development with a beautifully landscaped environment and excellent park amenities; it is considered within the commercial real estate industry to be the “cream of the crop” of office parks in the Lehigh Valley.

The acquired buildings are located in Bethlehem on Route 22, the major east-west expressway linking Allentown, Bethlehem and Easton and the most vibrant and growing part of the region. The location feeds off of easy access to New Jersey, facilitated by significant road infrastructure projects over the last decade (Routes 22 & 78).

Built between 1993 and 2007, the five buildings representing this transaction are home to seven tenants: The Institute for Beauty & Aesthetics, Humanworks Affiliates, T-Mobile, Lehigh Valley Eye Center, Duggan & Marcon, Inc., FLS US Holdings and Lifepath; the portfolio is 91% leased and was acquired at a discount to replacement cost.

Maguire & Partners Property Group is a full service real estate ownership and development firm formed in 2002 by Dan Maguire, Jim Watson and Gabe Spector. The company is located in Bala Cynwyd, Pennsylvania and currently owns and manages over 1.75 million square feet across 32 buildings of office and industrial space throughout Pennsylvania and New Jersey.

Additional information is available through www.MaguireAndPartners.com or contact Dan Maguire at Dan@MaguireAndPartners.com or call (610) 668-2540 x 222.