

PRESS RELEASE

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MAGUIRE & PARTNERS PROPERTY GROUP and **ENDURANCE REAL ESTATE GROUP**, announce the acquisition of four Class AA office buildings totaling 239,289 square feet (the “Property”) within the Glenview Corporate Center. The Property was acquired from Pitcairn Properties and is located in Bucks County, Pennsylvania a desirable suburban market and one of the fastest growing counties in the Philadelphia region. Holliday Fenoglio Fowler, L.P was the sole broker on the transaction.

The 78 acre Glenview Corporate Center is comprised of six institutional quality office buildings, a full service extended stay hotel and two restaurants located between US Route 1 and I-95 on Street Road in Bensalem, Bucks County, PA. Glenview Corporate Center offers the premier office product in the market and several of the buildings are owner occupied. The Property’s landmark building, 3220 Tillman Drive, is a five story; Class AA building built in 1990 and consists of 142,392 square feet. It is currently 79% leased and home to over 15 tenants including Comcast, World Mortgage Company and Healthcare Services Group. The three other office buildings, totaling 96,897 square feet, are 91% leased, combined.

“This acquisition represented a great opportunity to acquire an excellent property in a solid location below replacement cost. Additionally, the principals of Maguire & Partners were previously with the Seller and were directly involved with the acquisition, development and leasing of the campus. As the submarket continues to tighten the Property will benefit from Maguire & Partners and Endurance Real Estate Groups hands on approach to leasing, marketing and property management,” said Dan Maguire, a Partner at Maguire & Partners Property Group.

“The planned addition of a slip ramp onto the PA Turnpike from Street Road will greatly enhance the accessibility, amenities and visibility of what is already a great location”, said Benjamin Cohen, President of Endurance.

This acquisition represents the first joint venture partnership between Maguire & Partners Property Group, Endurance Real Estate Group and Capital Solutions, Inc. and the fourth venture between Maguire & Partners and Capital Solutions.

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 1.5 million square feet of office and industrial space throughout Pennsylvania and the Mid-Atlantic region. For more information on Maguire & Partners Property Group please contact Gabe Spector at Gabe@MaguireAndPartners.com

Endurance Real Estate Group, LLC was co-founded by Benjamin Cohen and William White in 2002. The company is located in Bala Cynwyd, Pennsylvania and concentrates its investment and development activities in Philadelphia and the Mid-Atlantic area. Endurance looks to acquire both high income and value-added office and industrial properties. For more information on Endurance please visit their web-site at www.endurance-re.com

Capital Solutions, Inc. is a venture capital firm that facilitates investments in real estate, operating companies and other cash flow opportunities. Frank Seidman founding principal and president and Fran Donato principal of Capital Solutions, Inc., currently own over 2.5 million square feet of office, retail, industrial and multi-family properties throughout the United States.