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For Immediate Release



September 24, 2005 - MAGUIRE & PARTNERS PROPERTY GROUP located in Bala Cynwyd, Pennsylvania announced today that it has acquired the 91,748 square foot Highland Office Center (the “Property”) located at 550 Pinetown Road in Fort Washington, Pennsylvania for \$10,250,000. This represents the company’s fourth acquisition in the past seven months.

Highland Office Center is well positioned within the Fort Washington Office Park, one mile from the intersection of Exit 339 of the Pennsylvania Turnpike and Route 309. This business campus offers a prime centralized location in the Greater Philadelphia region and is home to major corporate tenants including Verizon, General Electric and Honeywell. The Property is currently 96% leased to numerous tenants with an average tenant size of 2,000 square feet.

According to Jim Watson of Maguire & Partners, “this property represents the Company’s first acquisition in the Fort Washington submarket and the fifth acquisition in the Philadelphia suburbs. We were drawn to the building due to its strategic location and its long standing ability to attract and retain smaller tenants. The small tenant market is a niche we believe under served within the submarket.”

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. Maguire & Partners Management Group will handle the management and leasing of the Property. Financing was provided by Deutsche Bank while equity was provided by individual investors.

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