



News Release

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Duke Realty Corporation Closes Four Deals at Huntcrest

Office leasing team in Gwinnett backfills 48,000 square feet of BioLab space with three firms and re-signs BioLab to 27,450-square foot lease

(Atlanta –February 22, 2010) In a challenging economic environment, Duke Realty Corporation’s Atlanta office team created a solution for a tenant whose parent company is reorganizing while immediately backfilling the majority of the tenant’s space.

BioLab Inc. occupied nearly 89,000 square feet at Duke’s Huntcrest III building and 50,000 square feet in Huntcrest IV in Atlanta’s northeast submarket. Its recreational and commercial pool and spa water treatment and home cleaning products business is solid and, its parent company, Philadelphia, Pa.-based Chemtura Corp., is working to reshape itself through Chapter 11 as a stronger, more nimble enterprise with a focus on growth.

Craig Flanagan, vice president of Duke’s Atlanta office leasing team, worked with BioLab to revise its tenancy to one floor or 27,450 square feet, creating approximately 61,000 square feet of available space in the 134,524-square foot, Class A suburban office building and extended the lease in Huntcrest IV for an additional two years.

Before BioLab vacated its space, Duke signed three tenants to backfill nearly 48,000 square feet with Flanagan representing ownership. Medical software firm Brightree LLL leased 27,505 square feet at Huntcrest III, and educational software firm Curriculum Advantage Inc. leased 13,764 square feet, with Bruce May of Piedmont Property Co. representing Curriculum Advantage. HealthCare Partners Inc. leased 6,413 square feet at the property and was represented by Tom Davenport and Tom Cooksey of Lavista Associates.

“Our resources and the dynamic submarket helped us to backfill the space,” said Chris Brown, Duke’s senior vice president of Atlanta office and industrial operations. “Plus, being able to respond quickly led to a quick solution that benefited everyone.”

Lauren Salas, business development manager for corporate headquarters at the Gwinnett Chamber, said, "Duke Realty is a key partner to Gwinnett's economic development strategy. Their efforts on this project to fill space, create jobs and bring new business to the area are a tremendous asset to our ongoing focus on corporate business retention and recruitment."

About Duke Realty Corporation

Duke Realty Corporation owns and operates more than 135 million rentable square feet of industrial and office, including medical office, space in 20 U.S. cities. Duke Realty Corporation is publicly traded on the NYSE under the symbol DRE and is listed on the S&P MidCap 400 Index. More information about Duke is available at www.dukerealty.com.

About Chemtura

Chemtura Corporation, with 2008 sales of \$3.5 billion, is a global manufacturer and marketer of specialty chemicals, crop protection and pool, spa and homecare products. Additional information concerning Chemtura is available at <http://www.chemtura.com>.