



News Release

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Department of Defense Office Complex at Mark Center Tops Out

Construction Milestone Reached on Project Being Developed by Duke Realty and Clark Construction for U.S. Army Corps of Engineers

(Washington, D.C. – Jan. 6, 2010) The new Department of Defense office complex currently under construction in Alexandria, Va., moved one step closer to completion on December 16, 2009, when the project celebrated the soon approaching date of the erection of the final steel beams for the office towers. The project, which implements 2005 Base Closure and Realignment Commission (BRAC) Recommendation 133 to relocate various Department of Defense (DoD) personnel from leased space in Northern Virginia, is scheduled for completion in September 2011.

More than 700 people associated with the project, including representatives from Duke Realty Corporation, the project developer; Clark Construction Group, the general contractor; the design team; the U.S. Army Corps of Engineers and DoD; and many subcontractors, attended the ceremony marking the commemoration of the topping out of steel on the project. The complex, which is located in Duke Realty's Mark Center at I-395 and Seminary Road in Alexandria, will contain more than 1.75 million gross square feet of space, including two multi-story office towers — of 15 and 17 stories — two parking garages and a public transportation center serving Mark Center and the surrounding community.

To construct the framework for the BRAC 133 project, more than 11,000 pieces of structural steel, weighing more than 13,000 tons, have been used. As construction moves forward, façade work, which will incorporate precast wall panels and exterior glass reflecting the aesthetic and artistic desires of the City of Alexandria, will begin, followed by interior finish work. All stages of building construction are being completed according to a plan to obtain LEED® Gold certification on the DoD facility.

(more)

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“The ‘topping out’ is a significant milestone in this project and an important gauge of our progress,” said Peter Scholz, Senior Vice President, Duke’s Washington, D.C. Operations. “Reaching this benchmark in our timeline is a positive indicator that we are on schedule for project completion. Our thanks go out to everyone involved for working so diligently this past year to make this happen.”

“Our progress to date is a clear measure of the commitment and professionalism of all the people involved in the project,” said Dennis Darling, Senior Vice President, Clark Construction. “Not only has this project remained on schedule, but we have been able to maintain a solid safety record, working more than 500,000 man-hours without any lost days due to injury.”

“The to-date progress of BRAC 133 is reflective of the thoughtful planning that has gone into the project,” said Jim Turkel, Director of the Belvoir Integration Office, U.S. Army Corps of Engineers. “This same studied approach also has been applied to other aspects of the project, including the overall commitment of the government to interact and work with local citizen groups and the City of Alexandria to refine and modify certain aspects of the design and layout of the project.”

“The U.S. Army Corps of Engineers, the Duke-Clark team, and Washington Headquarters Services have partnered closely throughout this effort,” said Ralph Newton, Director Defense Facilities for WHS. “The commitment to a superior effort producing superior results is evidenced by the completion of steel at a near record-setting pace. WHS and our DoD clients look forward to continued success in the construction and the future occupancy of this benchmark facility.”

Duke Realty’s Mark Center was selected for the BRAC 133 project after a competitive bidding process between commercial real estate developers and existing government-owned sites in Northern Virginia. The 350-acre, mixed-use campus at the southwest intersection of I-395 and Seminary Road provides convenient access to several transportation options and is within four miles of the Pentagon. Duke owns, leases and manages nearly 1.3 million square feet in 12 office buildings at Mark Center.

About Duke Realty Corporation

Duke Realty Corporation entered the Washington, D.C. market in 2006 with the acquisition of properties and land from the Mark Winkler Company. Duke currently owns, manages and has under development more than 3.8 million square feet of industrial and office property, and serves more than 150 tenants in the D.C. metropolitan region. Duke also has 100 acres of land for sale or future development in Northern Virginia.

Duke Realty Corporation specializes in the ownership, management and development of office, industrial, and healthcare real estate. The company owns, manages, or has under development more

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than 144 million rentable square feet in 21 major 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.

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Editor's Note: Please contact Duke's Communications Team if renderings of the BRAC 133 project are needed.