



News Release

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Duke Realty Corporation Signs Fitness Resource to Relocate Headquarters to 22714 Glenn Drive in TransDulles Centre

(Alexandria, Va.– May 5, 2008) – Today Duke Realty Corporation (Duke) announced that Fitness Resource will be relocating its corporate headquarters and distribution center from Merrifield, Va. into 47,040 square feet of warehouse and office space in a building located at 22714 Glenn Drive in TransDulles Centre in Sterling, Virginia. The building includes a total of 78,560 square feet of space, and already houses tenants Loudoun County Government and Cogent Communications. The building is now 92 percent leased.

Fitness Resource is one of the top five personal fitness equipment dealers in the United States and the premier fitness equipment dealer in the Mid-Atlantic states from Maryland to Georgia. “After searching for a new location all over northern Virginia, we centered our search in the Dulles area. That is the growth sector for our home markets and where we realized that we wanted to be in the coming years. Duke won us over with their enthusiastic, can-do attitude and flexible approach to meeting our needs. When choosing a home location for many years, the relationship with the landlord is a very important part of the overall package,” said David Nees, owner of Fitness Resource. Joel Kimel of Kimel Company represented Fitness Resource in the transaction.

22714 Glenn Drive in TransDulles Centre was completed last fall, and is located five minutes from Dulles International Airport and the Dulles Toll Road. It complements Duke’s other properties at TransDulles Centre, which include 14 in-service buildings, totaling more

than 800,000 square feet, as well as 40 acres of land holdings, which can support an additional 481,000 square feet.

“We are pleased to announce Fitness Resource as our newest and largest tenant at 22714 Glenn Drive in TransDulles Centre,” said Peter Scholz, Senior Vice President, Washington, D.C. Operations, Duke Realty Corporation. “Building speculative space can be challenging, but the Route 28 North submarket, while extremely competitive, offers a consistent flow of demand.”

About Fitness Resource

Since 1985, Fitness Resource has been the Mid-Atlantic's premier supplier of exercise equipment, and offers a full retail and commercial staff dedicated to meeting the needs of consumers and commercial buyers throughout Maryland, Virginia, Washington D.C., North Carolina, South Carolina and Georgia. More information about Fitness Resource is available on the Internet: www.fitnessresource.com.

About Duke Realty Corporation

Duke Realty Corporation specializes in the ownership, construction, development, leasing, and management of office, industrial, medical office, and retail real estate. It is the largest publicly traded, vertically integrated office/industrial real estate company in the United States. The company owns, manages, or has under development more than 142 million rentable square feet in 24 major U.S. cities. Duke, which controls more than 7,700 acres of land for more than 113 million square feet of future development, also provides nationwide real estate solutions through its national development division. 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 on the Internet: www.dukerealty.com.