



News Release

News Media Contacts:

Joel Reuter
Vice President of Communications
(317) 808-6137
joel.reuter@dukerealty.com

Mary Umsted
Regional Marketing Manager
(972) 361-6759
mary.umsted@dukerealty.com

Transera International Leases Space at Duke's Sam Houston Crossing I New Office Building in Northwest Houston is Now 73% Leased

(Houston, Tex., July 15, 2008) – Duke Realty Corporation (Duke) has announced that Transera International Logistics, one of the largest privately owned and operated project logistics companies in North America, has leased 7,519 square feet of space in Sam Houston Crossing I, its new three-story, 159,175-square foot office building in northwest Houston. With this lease, Sam Houston Crossing I, which was completed in December 2007, is now 73 percent leased.

“We are pleased that Transera has chosen Sam Houston Crossing I for its operations,” said David Hudson, Senior Vice President of Duke's Houston Operations. “Their lease is indicative of the need for new competitively priced office space in this northwest suburban market.”

“The decision by Transera International Logistics to relocate to Sam Houston Crossing I is indicative of the migration of employers closer to their customers and the residential areas housing their employees,” said Cory Driskill, Senior Leasing Representative for Duke in Houston. “With its location on the northwest Beltway, Sam Houston Crossing I offers companies easily accessible quality office space.”

Sam Houston Crossing I is located northwest of Houston and is positioned between three arteries—Highway 290, Beltway 8, and Highway 249. Previously announced tenants in this property include AMEC Paragon and Farmers Insurance Exchange.

(more)

Sam Houston Crossing I Leases
July 15, 2008

Ted Brakatselos, President, Houston Site Acquisitions, represented Transera International Logistics in their lease transaction, while Driskill represented Duke.

About Duke Realty Corporation

In the greater Houston area, Duke Realty Corporation employs six associates and owns, manages, or has under development more than 1 million square feet of office and industrial properties. Duke also controls approximately 250 acres of land for future development in Houston. In Texas, the company has offices in Houston, Dallas, San Antonio and Austin.

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 22 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.

-30-

Editor's Note: Please contact Duke's communications department if an image of Sam Houston Crossing I is needed.