



## News Release

### News Media Contacts:

Jamie Jones  
Regional Marketing Manager  
770.717.3213  
[jamie.jones@dukerealty.com](mailto:jamie.jones@dukerealty.com)

Ken Turchi  
Senior Vice President, Marketing  
317.808.6358  
[ken.turchi@dukerealty.com](mailto:ken.turchi@dukerealty.com)

### **Duke's Sam Houston Crossing One 93% Leased *U.S. Steel Leases More Than 14,000 Square Feet***

(Houston, Tex. – June 29, 2009) Duke Realty Corporation's Houston office has announced that Sam Houston Crossing One, a three-story, 159,175-square foot office building in northwest Houston is now 93 percent occupied with the recent lease by U.S. Steel (NYSE: X), one of the nation's largest steel manufacturers. U.S. Steel will use 14,276 square feet of space in Sam Houston Crossing One for its U.S. tubular products sales office.

"Duke is pleased to welcome U.S. Steel to Sam Houston Crossing One," said David Hudson, senior vice president of Duke's Houston operations. "We feel quite fortunate to attract such a high-quality tenant, especially in a market where ample options are available."

"The decision by U.S. Steel to relocate and expand into Sam Houston Crossing One is indicative of the appeal of properties that put companies close to their customers and are easily accessible by their employees," said Cory Driskill, senior leasing representative for Duke in Houston. "With its location on the northwest Beltway near the airport, Sam Houston Crossing One gives U.S. Steel the visibility and convenience they desire."

Sam Houston Crossing One is located northwest of Houston and is positioned between three arteries—Highway 290, Beltway 8, and Highway 249. Other tenants in the property include Amec, Brock Enterprises, Dresser, Inc., Transera International Logistics and Farmers Insurance Exchange.

Ronnie Deyo, executive vice president with Jones Lang Lasalle, represented U.S. Steel in the lease transaction, while Driskill represented Duke.

### **About Duke Realty Corporation**

In the greater Houston area, Duke Realty Corporation 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 and Dallas.

(more)

**U.S. Steel Leases Space in Sam Houston Crossing One**  
**June xx, 2009**

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 than 135 million rentable square feet 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](http://www.dukerealty.com).

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