



## News Release

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# Duke Realty Acquires Two Class A Office Buildings in Plantation, Fla.

## *Royal Palm I and II Increase Company's South Florida Office Portfolio by 465,492 Square Feet*

(Weston, Fla. – Sept. 1, 2010) Duke Realty Corporation's (Duke Realty) South Florida office has expanded its office holdings by 465,492 square feet with the acquisition of Royal Palm I and Royal Palm II, two Class A office buildings in Plantation, Fla. This purchase increases Duke Realty's office portfolio in South Florida to 1.9 million square feet in 13 buildings and its total portfolio of office, industrial and retail properties in Broward County to 2.4 million square feet.

"The acquisition of these two office buildings in Plantation is consistent with Duke Realty's strategy to shift capital from Midwest suburban office assets to quality properties in select locations in other areas of the United States," said Ed Mitchell, Senior Vice President, Duke Realty's South Florida operations. "The South Florida area is a target market for Duke Realty, and Royal Palm I and Royal Palm II are high-quality properties with a strong tenant base."

Both Royal Palm I and Royal Palm II are located in the Southpointe Centre Office Park in close proximity to Interstate 595. Royal Palm I is a nine-story, 240,308-square foot building at 850 South Pine Island Road that is nearly 88 percent occupied. Royal Palm II at 900 South Pine Island Road is an eight-story structure with 225,284 square feet and is more than 90 percent occupied. Each building is serviced by a multi-level parking garage, as well as surface parking.

Duke Realty's acquisition of the Plantation office buildings follows the recent addition of two industrial and two office properties to its South Florida portfolio. In June 2010, Duke Realty acquired two 112,688-square foot industrial buildings in Pompano Beach, its first industrial buildings in the southern portion of the state. In March 2010, Duke Realty acquired two Class A office buildings in Miramar totaling 222,600 square feet. In addition to these newly acquired properties, Duke Realty owns and manages four Class A buildings in Sunrise totaling 478,173 square feet and four in Weston totaling 388,112 square feet.

### **About Duke Realty Corporation**

Duke Realty Corporation owns and operates more than 134 million rentable square feet of industrial, office, and medical office space in 18 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 Realty is available at [www.dukerealty.com](http://www.dukerealty.com).