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GRANITE PROPERTIES INKS OVER 70,000 SQUARE FEET OF LEASES IN ATLANTA

Also takes over management of its properties in the market

ATLANTA, GEORGIA – July 31, 2012 – Granite Properties has announced that since February, it has signed over 70,000 RSF of leases at its 100 City View, 2500 Cumberland and Parkside Terrace office properties in Atlanta.

100 City View is a 250,000 square foot, Class A office building that was acquired by Granite Properties in 2010. The office property is located at 3330 Cumberland Boulevard in Atlanta and is part of the Cumberland/Galleria submarket. 2500 Cumberland, also in the Cumberland/Galleria submarket, was purchased by Granite in October 2011. It is a 144,000 square foot, Class A office building and was originally developed by Prentiss Properties. Parkside Terrace consists of two buildings totaling 252,000 RSF and is located on Mansell Road in the North Fulton submarket. Developed in 2000 and 2002, Granite acquired Parkside Terrace in December 2011.

The Parkside Terrace leases are:

- Compliance 360
Lease renewal and expansion
20,615 RSF
60-month term
Tenant represented by Jeff Kelley with Colliers International
Granite represented by Glenn Kolker and Sonia Winfield of Cassidy Turley

- Dickenson Gilroy LLC
Lease renewal
11,022 RSF
71-month term
Tenant represented by Jim Devaney with NAI/Brannen Goddard
Granite represented by Glenn Kolker and Sonia Winfield of Cassidy Turley

The 2500 Cumberland lease is:

- Chainalytics
lease renewal and expansion
10,376 RSF
78-month term
Tenant represented by Chad Koenig with NAI/Brannen Goddard
Granite represented by Glenn Kolker and Sonia Winfield of Cassidy Turley

The 100 City View leases are:

- Image Design
lease renewal
10,305 RSF
27-month extension
Tenant represented by Fred Sheats of Colliers International
Granite represented by Jackie Gauthreaux and Jennifer Koontz of Pope & Land Enterprises
- Card Assets
new lease
9,524 RSF
68 months
Tenant represented by Kathy Burke with CresaPartners
Granite represented by Jackie Gauthreaux and Jennifer Koontz of Pope & Land Enterprises

- Hedgepeth, Heredia, Crumrine & Morrison, LLC
expansion and lease extension
6,075 RSF / Suite 450
106-month term
Tenant represented by David Tyler with David C. Tyler Realty, Inc.
Granite represented by Jackie Gauthreaux and Jennifer Koontz of Pope & Land Enterprises
- First Beacon Realty Company
new lease
2,741 RSF / Suite 250
66-month lease
Tenant represented by Austin Wilson with Lee & Associates
Granite represented by Jackie Gauthreaux and Jennifer Koontz of Pope & Land Enterprises

“Our tenants appreciate the fact that we listen and genuinely care about the success of their businesses. We understand the big picture and are able get deals done quickly,” says John Robbins, Managing Director. “Our management team, combined with these properties’ quality and excellent locations, sealed the deal.”

Additionally, at 2500 Cumberland, Granite is the midst of a half million dollar building improvement project that includes a new vestibule entry to the building, renovated lobby and corridors, improvements to the parking garage, and updated property signage. This work is scheduled to be completed by the end of August 2012.

100 City View, 2500 Cumberland and Parkside Terrace are examples of Granite Properties’ value-add strategy of targeting high quality, well-located assets at discounts to replacement cost with excellent upside via lease-up and repositioning. With the addition of new staff, Granite has recently moved its Atlanta office to 100 City View and assumed property management of these assets in-house.

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About Granite Properties

Granite Properties is a privately held commercial real estate investment and management company with offices in Atlanta, Dallas, Denver, Houston and Los Angeles. Since 1991, Granite Properties has acquired or developed more than 20 million square feet of commercial real estate totaling \$3.4 billion. With a primary emphasis on office properties and an unusually long-term view, Granite Properties places a high priority on creating exceptional work environments for its tenants while conserving natural resources.

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