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**NEW TO MARKET DEAL SIGNS AT 110 TOWER
IN FT. LAUDERDALE'S CBD
FULL-FLOOR, 15,298 SF LEASE TO ATLANTA-BASED LAW FIRM,
MCCALLA RAYMER, LLC**

(FEBRUARY 10, 2011 – FT. LAUDERDALE) – Transwestern's South Florida office today announced the signing of a full-floor, 15,298 square foot new lease to McCalla Raymer, LLC. at 110 Tower, the 391,473 square-foot, 30-story iconic Class "A" office tower located at 110 SE 6th Street in downtown Ft. Lauderdale.

This transaction marks a growing trend of new to market tenants, with the Atlanta-based law firm's entrance into South Florida. The team of Walter Robinson, Senior Vice President, Laurel Oswald, Vice President, and Jennifer Lee, Associate, brokered the transactions on behalf of the landlord.

110 Tower attributes the increased interest from out of market tenants in part to the building ownership's commitment to a multi-million dollar capital improvements project, the ability for the property to accommodate tenant growth, and a dedicated on-site management team. "The desire from tenants in and out of State towards Fort Lauderdale continues to blossom; there is definitely an uptick in interest and transactions. 110 Tower's location, numerous amenities and long-term vision from ownership, places the property as the pre-eminent business address in Ft. Lauderdale," said Laurel Oswald, Vice President with Transwestern.

The second largest building located in heart of Ft. Lauderdale's business and judicial district, 110 Tower offers unparalleled ingress and egress access to major highways and thoroughfares and close proximity to the Broward County Courthouse.

For more information about 110 Tower, please contact Laurel Oswald at (954) 607-6649 or visit www.110Tower.com.

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About Transwestern:

Transwestern is one of the largest privately-held commercial real estate firms in the United States. A diversified operating company, Transwestern is active in the real estate service, development and investment management businesses. Transwestern creates value for clients through innovation, penetrating market intelligence and legendary service delivered by teams of local market experts. The firm has product specialties including office, industrial, retail, multifamily and healthcare, as well as a wholly-owned research affiliate, Delta Associates. Transwestern leads the industry in sustainability and has received multiple ENERGY STAR[®] awards from the Environmental Protection Agency (EPA).

About GenCap Partners:

GenCap Partners, Inc. is a real estate investment, advisory firm based in Dallas, Texas. The firm provides specialized real estate advisory, asset management and development services to domestic and international institutions in core markets nationwide. GenCap focuses on creating value and superior returns for its clients through investments in office, multifamily and industrial products. The GenCap Group brings substantial experience in sourcing, underwriting, structuring and managing real estate investment and development transactions. GenCap's strategic approach to real estate balances opportunistic, core and value added approaches to the market to meet the unique risk profiles of its diverse clientele. GenCap currently manages over \$400 million on behalf of its European private and institutional clientele.