

THE MILLER RICHMOND COMPANY

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For Immediate Release

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The Miller Richmond Company Announces Four Lease Transactions for the Atlanta Market

Atlanta, GA (October 17, 2006) – The Miller Richmond Company, an Atlanta-based commercial real estate brokerage firm, is pleased to announce that it has successfully negotiated 50,000 square feet of office leases and a 40,000 square foot office / warehouse lease on behalf of four different clients in the Atlanta market. The clients included:

- Sanuwave, a medical device company focused on the utilization of Extracorporeal Shock Wave Technology, subleased 15,025 square feet of office space from Hagemeyer North America, Inc. at 11680 Great Oaks Way.
- Suzuki Learning Center Of Buckhead, Inc, a private pre-school, leased an entire office building at 443 East Paces Ferry for a total of 19,208 square feet.
- US Franchise Systems, Inc, a hotel franchisor, renewed its office lease for 15,852 square feet at 13 Corporate Square.
- Value Music Concepts, a retailer of CDs, DVDs and related products, renewed its office / warehouse lease for 40,366 square feet at 825 Franklin Court.

David Rubenstein and Bogue Miller, Principals with The Miller Richmond Company represented these clients in their respective lease transactions.

According to Mr. Miller, “each of these clients has an expanding business with specific functional and geographic space requirements. Despite the improving leasing market that we are seeing throughout Atlanta, we were able to secure ideal solutions that afforded flexibility and functionality at relatively low rental rates. It’s still a good time to be a tenant in metro-Atlanta.”

Mr. Rubenstein added, “We are doing business across the country and still find that Atlanta offers good value for the rent dollar relative to other major U.S. markets. The concessions we saw twenty-four months ago may have diminished, but continued vacancies and relatively cheap and available land are still keeping effective rents in check.”

About The Miller Richmond Company

The Miller Richmond Company (www.millerrichmond.com) is a twenty-two year-old commercial real estate brokerage firm based in Atlanta, GA. The firm specializes exclusively in tenant representation for office, industrial, and healthcare real estate transactions. The firm is a member of The Alliance of Tenant Representatives (ATR), a national real estate brokerage network of tenant representative specialists.

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