

THE MILLER RICHMOND COMPANY

Two Ravinia Drive, Suite 1590, Atlanta, Georgia USA 30346

+1 (770) 392-1331 • Fax + 1 (770) 390-1899

www.millerrichmond.com

For Immediate Release

Contact: David Rubenstein
The Miller Richmond Company
770-390-1891 (direct)
drubenstein@millerrichmond.com
www.millerrichmond.com

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

Atlanta, GA (June 12, 2006) – The Miller Richmond Company, an Atlanta-based commercial real estate brokerage firm, is pleased to announce that it has successfully negotiated 100,000 square feet of leases on behalf of four different tenants in the Atlanta market:

- GEMU Valves, Inc., a manufacturer of engineered diaphragm valves, renewed its lease at 3800 Camp Creek Parkway for 47,000 square feet.
- CDE Services, Inc, a leader in point-of-sale electronic equipment, renewed its lease at 1200 Williams Drive for 34,000 square feet.
- Focus Brands, a franchisor and operator of ice cream stores, bakeries, delis and cafes, executed a new lease for a training facility at 4048 Flowers Road for 10,000 square feet.
- Stratature Incorporated, a global provider of master data management (MDM) software, executed a new lease at 600 Northwinds Center West for 9,000 square feet.

David Rubenstein and Bogue Miller, Principals with The Miller Richmond Company represented each of these clients in the above transactions.

According to Rubenstein, “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 long term solutions that afforded flexibility and functionality at relatively low rental rates. It’s still a good time to be a tenant in metro-Atlanta.”

Bogue Miller 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 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, biotech 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.

###