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Photo attached

Southwest Fisheries Science Center leases at Torrey Pines Court in La Jolla

LA JOLLA, CA (April 9, 2007) – The General Services Administration has signed a 5-year, 33,780-square-foot lease for the Southwest Fisheries Science Center headquarters at the Torrey Pines Court office project in La Jolla. The Science Center is the research arm of the National Oceanic & Atmospheric Administration's (NOAA) National Marine Fisheries Service in the Southwest. Center scientists conduct marine biological, economic and oceanographic research, observations and monitoring. The office campus, which is undergoing a complete renovation, is located at 3333 North Torrey Pines Court (92037), adjacent to the Torrey Pines Golf Course. The lease is valued at approximately \$9,000,000.

The lessor was Mullrock 3 Torrey Pines LLC. Phil Wise and Jay Alexander, SIOR, of Colliers International represented the lessor. Tandra Martinez of The Staubach Company represented the lessee.

Colliers International is exclusively marketing the 5-building, Class 'A' Torrey Pines Court office project for lease (www.torreypinescourt.com). Three of the buildings (including the one leased to GSA/NOAA) are being renovated, including new building exteriors, interiors, finishes and landscaping.

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