



NEWS RELEASE

NATIONAL REAL ESTATE DEVELOPMENT & INVESTMENT SERVICES

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FOR IMMEDIATE RELEASE

McShane Development Company
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FORUM ENERGY TECHNOLOGIES LEASES 253,838 S.F. AT McSHANE / METLIFE GUHN ROAD DISTRIBUTION CENTER IN HOUSTON

*(Leading Global Manufacturer of Oilfield and After-Market Energy Products
Secures Full-Building, 10-Year Lease within Northwest Houston Corridor)*

(Austin, Texas) – On behalf of McShane Development Company’s Austin office, Joseph G. Llamas, Senior Development Manager, is pleased to announce that Forum Energy Technologies, Inc. recently leased the 253,838 square foot Guhn Road Distribution Center located at 6535 Guhn Road within the popular northwest industrial corridor of Houston, Texas. Forum Energy Technologies executed a 10-year full-building lease at this recently completed facility and will take occupancy of the building in January 2012.

Forum Energy Technologies was formed in the summer of 2010 in a five-way merger among Forum Oilfield Technologies, Triton Group, Subsea Services International, Global Flow Technologies and Allied Technology. Today, the firm employs over 2,300 and is recognized as a worldwide provider of mission-critical products and services to the global energy industry’s drilling, production and infrastructure segments.

The Guhn Road Distribution Center, developed by the McShane Development Company / MetLife Real Estate Investments alliance, is situated on a 14-acre parcel at Guhn and Northcourt Roads

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in the heart of the Northwest industrial distribution corridor within minutes of both Highway 290 and Beltway 8, two of Houston's most popular transportation thoroughfares.

Forum Energy Technologies will utilize a 20,000 square foot component of the new facility for office and devote the remaining 233,838 square feet to warehouse and distribution requirements. The Guhn Road facility features 30' clear height, 68' staging bays, 53' x 50' bays, 52 external truck docks and four drive-in dock doors. The contemporary industrial building also includes 2,500 AMP/277/480 electrical service, an ESFR fire sprinkler system and gas unit heaters for freeze protection. The site includes 135' trailer courts facilitating ingress and egress and direct access to the additional trailer storage available on the site.

Llamas remarked, "Forum Energy Technologies, Inc. selected the Guhn Road building due to its strategic positioning along Houston's major northwest industrial corridor. The single-building site also allows our tenant to install additional security features at the property and enjoy the facility's contemporary design and new construction advantages."

Steve Hesse and Ed Frantz of CB Richard Ellis represented Forum Energy Technologies, Inc. in the 10-year lease transaction while Kyle Valentine and Justin Robinson of Houston-based Stream Realty Partners, LP represented the McShane / MetLife development alliance.

The Houston office of Cadence McShane Construction will provide the tenant improvement services for the tenant in conjunction with architect, Richard Moody Architects.

About McShane Development Company

McShane Development Company is the integrated real estate development and investment arm of The McShane Companies headquartered in Chicago, Illinois with regional offices located in Austin, Houston, Phoenix and Irvine. McShane Development Company is active on a local, regional and national basis in the development of master-planned industrial and office parks, medical office development, speculative industrial and office developments, build-to-suit properties for lease or purchase and real estate investment opportunities. For more information on McShane Development Company, visit the firm's recently updated web site at www.mcshanerealestate.com.

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