



NEWS RELEASE

NATIONAL REAL ESTATE DEVELOPMENT AND INVESTMENT SERVICES

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FOR IMMEDIATE RELEASE

McShane Corporation
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McSHANE CORPORATION BEGINS DEVELOPMENT OF TWO-BUILDING TECH PARK AT TUSCANY AT WALNUT CREEK

*(Developer to Offer 54,865 S.F. Office/Flex Facility for Lease
and Five-Acre Build-to-Suit Site with Frontage on US 290)*

(Austin, Texas) – Joseph G. Llamas, Senior Development Manager, McShane Corporation, is pleased to announce the development of two additional parcels at the firm's 52-acre Tuscany Center at Walnut Creek mixed-use development in Austin, Texas. Situated on US 290 and Tuscany Way, McShane will develop two new properties under the banner of Tuscany Technology Center – the 54,865 square foot Tuscany Technology Center 4 office/flex facility and a premier five-acre land parcel for build-to-suit opportunities known as Tuscany Technology Center 3. The design/build team of Cadence McShane Corporation and TAG International has been selected to complete construction of the 54,665 square foot speculative office/flex facility with tenant occupancy slated for Fourth Quarter 2008.

Tuscany Technology Center 4 has been designed as a multi-functional environment accommodating users from 5,500 square feet to 54,865 square feet. The facility features a 24' clear height, 40' x 40' typical bay spacing, four exterior truck docks and two drive-in doors. The facility will also feature expandable 1,000 AMP electrical service and an ESFR sprinkler system.

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Designed with a parking ratio of 4:1,000, the parking at Tuscany Technology Center 4 can be expanded to a generous 7:1,000 ratio offering significant flexibility in its ability to accommodate a high-density personnel environment without comprising convenience or accessibility.

The build-to-suit site represented by Tuscany Technology Center 3 can accommodate up to a 65,184 square foot environment suitable for office/flex/light assembly or high-tech requirements. The site offers frontage on US 290 providing a high-profile opportunity for users within this popular technology corridor. The build-to-suit can be configured from 18' to 24' clear, 40' x 40' typical bay spacing to maximize flexibility, four exterior truck docks (expandable) and two drive-in doors (also expandable). Parking ratios from 3:1,000 to 4:1,000 can be programmed into the build-to-suit site.

The Tuscany Technology Center offers convenient access to numerous highway systems including frontage on US 290 and immediate accessibility to US 183, Texas 130 and I-35. The park is also conveniently situated adjacent to Walnut Creek Business Park and is near numerous major employers including Applied Materials, Samsung and Dell Computer.

McShane Corporation has selected Bart Matheney, Robert Shore and Chad Barrett from Aquila Commercial as exclusive marketing agents for the Tuscany Technology Center. "Tuscany Technology Center represents the type of quality and value that tenants are looking for in today's market," offers Bart Matheney. "With the parking, accessibility and exposure on US 290, this is a natural fit for technology, back office, call centers and other service center and flex type users." For additional information on the property, please contact Matheney, Shore or Barrett at 512.684.3800 or visit www.TuscanyTechnologyCenter.com.

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About McShane Corporation

McShane Corporation is the integrated real estate development and investment arm of The McShane Companies. The firm is headquartered in Chicago, Illinois with regional offices located in Austin, Houston, Phoenix and Irvine. McShane Corporation 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, and build-to-suit properties for lease or purchase and real estate investment opportunities. For more information on The McShane Companies and its entities, visit the firm's web site at www.mcshane.com.