

FOR IMMEDIATE RELEASE
November 2, 2009

Media Contact:
Eleanor Moriarty at
Hackman Capital Partners
310-473-8900, ext 115
emoriarty@hackmancapital.com

WorkScapes at Newport Beach Promotes Green Initiatives

***First, Free Educational Tenant Workshop Scheduled, Wednesday, November 4
at 84,000-Square-Foot Office Park, 20371 Irvine Avenue, Suite A-170***

NEWPORT BEACH, CA (November 2, 2009)—AZNL-WorkScapes, LLC (AZNL), announced today that they will be implementing an array of environmentally-conscious practices at its Newport Beach office park, including tenant education through a series of "Green Initiative Workshops." The six building office park was recently redesigned, rebranded and renamed WorkScapes at Newport Beach to kick off its new concept for creative workspace in the Newport Beach community.

The first free Green Initiative Workshop, scheduled for Wednesday, November 4, at 11:30 AM to 1:00 PM, includes lunch for tenants and will feature two area environmental experts, Cassie Walker of Three Elements Consulting and Ryan Gaya of DC Environmental. The workshop will introduce the concepts and benefits of a greener, more sustainable office environment, and review the steps required to achieve sustainable offices in such key areas as energy and water use, paper and recycling, and transportation. The program will also highlight WorkScapes' new recycling program, which is so comprehensive, it even includes a solution to recycling electronic waste.

"We're seeking a greener landscape *and* officescape," said Mike Schlesinger, Vice President of Asset Management for Hackman Capital Partners, LLC (HCP), the asset manager for AZNL, referring to the company's efforts at WorkScapes at Newport Beach and to similar efforts at its other office and industrial properties throughout the United States.

"Our on-site property management team, PM Realty Group, has been a driving force in the planning and execution of these initiatives at WorkScapes," said Schlesinger. "We couldn't do it without their help."

Other environmental initiatives at WorkScapes at Newport Beach include green demolition recycling, and the use of green cleaning and paper supplies.

"Implementing these initiatives will be easy for our tenants, and most are already aware of the tremendous benefits. When you think about it, if everyone exerted just a small amount of effort we could achieve huge environmental change together," said Schlesinger.

--more--

MORE ABOUT WORKSHOP PRESENTERS:

Cassie Walker runs Three Elements Consulting, LLC, an organization that works with both traditional, non-profit and start-up companies to reduce the impact of business on the environment. She also writes for *Green Options Media*, an environmental online network, and is the author of *The Green Office Handbook*, a practical guide and one-stop resource for workplaces looking to green their offices while cutting costs.

For more information, visit www.threeelementsconsulting.com
The Green Office Handbook is available at www.TheSustainableOffice.com

Ryan Gaya is Vice President of DC Environmental, a waste stream management and recycling program service provider. DC works with building owners, property managers and facility managers to evaluate their current waste removal systems. DC identifies opportunities to establish recycling programs and improve the efficiency of the process, thereby reducing the overall cost of the waste removal process.

For more information, visit www.dcenv.com

MORE ABOUT HACKMAN CAPITAL PARTNERS

Hackman Capital Partners, LLC (HCP) is a private real estate investment firm specializing in the acquisition, management, redevelopment and adaptive reuse of industrial and commercial real estate.

Founded in 1987, the company pursues value-added investment opportunities nationwide, and currently owns and manages more than 16 million square feet of real estate across the United

States. HCP is headquartered in Los Angeles, and has regional offices in Chicago, Columbus, Ohio, and Kalamazoo, Michigan.

For more information, visit www.hackmancapital.com

MEDIA INFORMATION

For additional information or interviews related to this release, contact:

Eleanor Moriarty at Hackman Capital Partners
310-473-8900, ext 150, emoriarty@hackmancapital.com

**For information about leasing space at WorkScapes at Newport Beach
or to arrange a tour, contact:**

Simon Dillon, 949.725.8668
simon.dillon@cbre.com

Linda McCord, 949.725. 8434
Linda.McCord@cbre.com

####