

Trammell Crow Company

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CONTACT: Tom Bak
Senior Managing Director
949.477.4702

Harry Lake III
Senior Vice President
310.407.1602

eBIOSCIENCE EXPANDS CORPORATE PRESENCE AT 10240 SCIENCE CENTER DRIVE

SAN DIEGO, CA – eBioscience Corporation, a leading global provider of innovative high quality research reagents, has signed a long-term lease to occupy the entire 49,347 square foot, two-story 10240 Science Center Drive office building in the Torrey Pines submarket. The company is expanding its corporate and administrative offices from its existing location across the street at 10255 Science Center Drive, where it will retain its lab facilities.

“We look forward to welcoming our customers and partners to our new corporate and administrative offices that will now have a significant presence in Torrey Pines,” said Todd R. Nelson, Ph.D., CEO of eBioscience. “By having our administrative function and our research and development lab facilities across the street from one another, we are able to provide more productive working environments for each discipline.”

Located off Science Center Drive, just west of Interstate 5, the 2.75-acre site offers expansive views of Torrey Pines Valley and the UC San Diego Park; has excellent access, prominent signage opportunities and attractive curb appeal. Constructed in 2001, the building features 24,674 square foot floorplates, 9' ceiling heights with acoustical tiles and ample parking. Trammell Crow Company's Acquisition Funds team purchased the building in May 2008.

“10240 Science Center Drive was one of the few large blocks of space remaining in what has become San Diego's premier pharmaceutical and biotech hub,” said Tom Bak, Senior Managing Director of Trammell Crow Company's Southern California Development and Investment Group in Irvine. “This is a great building with good systems capable of flexible uses and build-outs, so eBioscience will have the ability to customize their space to best fit their needs.”

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Senior Vice President Harry Lake III and Principal Matt Hill with Trammell Crow Company Acquisition Funds team originated the investment for the fund and represented TCC in the transaction along with Tom Bak and Senior Vice President Matt Cramer with Trammell Crow Company and Senior Vice President Jerry Keeney and Senior Associate, Matt Nickels with CB Richard Ellis' San Diego office. Additionally, Jerry Keeney represented Alexandria Real Estate Equities and Trammell Crow Company in the sale of 10240 Science Center Drive in 2008. Mickey Morera, Senior Director and James Duncan, Associate Director with Cushman & Wakefield's San Diego office represented eBioscience in the transaction.

About Cushman & Wakefield

Cushman & Wakefield is the world's largest privately-held commercial real estate services firm. Founded in 1917, it has 227 offices in 59 countries and more than 15,000 employees. The firm represents a diverse customer base ranging from small businesses to Fortune 500 companies. It offers a complete range of services within four primary disciplines: Transaction Services, including tenant and landlord representation in office, industrial and retail real estate; Capital Markets, including property sales, investment management, valuation services, investment banking, debt and equity financing; Client Solutions, including integrated real estate strategies for large corporations and property owners, and Consulting Services, including business and real estate consulting. A recognized leader in global real estate research, the firm publishes a broad array of proprietary reports available on its online Knowledge Center at www.cushmanwakefield.com.

About Trammell Crow Company's Acquisition Funds

Trammell Crow Company sponsored investment funds target the acquisition of value-added and opportunistic real estate investments for the benefit of institutional and high-net-worth investors. We are dedicated to building value for our investors by leveraging our unique sourcing and execution capabilities to acquire assets, at the right going in price, and to do the asset by asset heavy lifting required to unlock value.

About Trammell Crow Company's Southern California Development and Investment Group

Trammell Crow Company's Southern California Development and Investment Group began in 1972 and has thrived since its inception. The team has developed 90 industrial, office, retail and mixed use projects, 31 million square feet, throughout the Los Angeles, Orange, San Bernardino, Riverside, San Joaquin and San Diego Counties and is consistently ranked as a "Top Tier" developer known for creating the right product in the right market to capture the most economic growth for the community.

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About Trammell Crow Company

Trammell Crow Company, founded in 1948, is one of the nation's leading developers and investors in real estate. It has developed or acquired over 500 million square feet of buildings with a value exceeding \$50 billion. As of March 31, 2009, Trammell Crow Company had over \$6.9 billion of projects in process or in its pipeline.

Trammell Crow Company's teams are dedicated to building value for its clients with professionals in approximately 21 major cities throughout the U.S. and Canada. The company serves users of, and investors in, office, industrial, retail, healthcare, student housing, on-airport distribution, multi-family residential, and mixed use projects. For those who occupy real estate, TCC can execute the development or acquisition of facilities tailored to meet its clients' needs. For investor clients, the company offers large strategic joint ventures, opportunity funds, and other targeted investment options.

Trammell Crow Company is an independently operated subsidiary of CB Richard Ellis Group, Inc., the world's largest commercial real estate services firm (based on 2008 revenues). For more information visit www.TrammellCrow.com.

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