

FOR IMMEDIATE RELEASE

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USSC Leases 195,510 SF at Rivergate Corporate Center III

PORTLAND — Capacity Commercial Group, on behalf of Multi-Employer Property Trust (MEPT), its investment advisor, Kennedy Associates Real Estate Counsel, LP (“Kennedy Associates”), and developer, Trammell Crow Company announced today that United Stationers Supply Company (NASDAQ: USTR) has entered into a long-term lease at Rivergate Corporate Center III Building A for 195,510 square feet.

Quick Facts:

Project: Rivergate Corporate Center III

Address: 14300 N. Lombard Street – Portland, OR 97203

Tenant: United Stationers Supply Co. (USSC)

Landlord: MEPT (www.mept.com), advised by Kennedy Associates

Developer: Trammell Crow Company

Size of Transaction: 195,510 SF at Rivergate Corporate Center III Building A

Description of Project: Located in the heart of the Rivergate Industrial Park, near the Port of Portland’s primary marine container terminal (T-6), Rivergate Corporate Center III’s Building A is one of six buildings of a proposed 2.4 million square foot project spanning 113 acres, the largest developable industrial land in NW Oregon. Building A is ideally situated and designed for import/export and distribution users including marine cargo, rail and heavy distribution users offering high clearance heights, abundant truck doors and trailer parking, generous truck staging and maneuvering, ESFR fire suppression, auto parking, rail access and near the I-5 Freeway. The project is located within a designated Foreign Trade Zone (FTZ), as well as the Portland Enterprise Zone (E-Zone), which offers property tax abatement for qualified companies.

MEPT’s investment in the construction of Building A resulted in an economic impact to the Portland area of nearly \$50 million and created over 400,000 hours of work for a variety of industries.

Building A Size and Description: The 573,420 square foot warehouse and distribution facility, built in 2008, was awarded Leadership in Energy and Environmental Design (LEED)-Silver Certification by the U.S. Green Building Council (USGBC). LEED is the nationally accepted benchmark for designing and constructing the world’s greenest, most energy efficient, and high performing buildings. In 2009, Colgate-Palmolive occupied distribution space within Building A. The USSC transaction moves the building to 60% occupancy. Currently, the remaining square footage available for lease is 226,860 square feet.

Lessor’s Broker: John Fettig, SIOR, Dave Ellis, and Evan Bernstein of Capacity Commercial Group

Lessee’s Broker: Brad Fletcher, SIOR of Grubb and Ellis