

Press Release

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FOR IMMEDIATE RELEASE

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THE DILWEG COMPANIES ACQUIRES FLEX OFFICE SPACE IN GREENSBORO

Greensboro, NC – December 23, 2008 – The Dilweg Companies has acquired The South Elm Center in Greensboro, North Carolina from Lincoln Financial Group. Terms of the asset purchase were not disclosed. This 13 building office park is situated on 28.93 acres of land and offers 332,934 square feet of “flex” office space. The property is centrally located with quick access to I-40 and I-85 and is just minutes from Downtown Greensboro and the Piedmont Triad International Airport.

The property is currently +92% occupied. Tenants at The South Elm Center work in a variety of industries including communications, logistics and construction. Notable tenants include Werner Company, Verizon, Professional Presort, Specialty Products, and Lincoln Financial.

The appeal of this asset is the “flex” building design. The buildings are designed to look like office structures from the outside, with finished facades, large windows, and landscaped grounds. However, from the inside, these assets are designed to accommodate a wide variety of industrial usages including light assembly and manufacturing. The buildings have high ceilings, heavy load flooring, and freight docks. They have been carved into individual units, each with its own entrance and utilities. As such, tenants have control of their space, adapting it to conform to their particular business needs. Many tenants will combine a sales office in the front with inventory and logistics in the back. The benefits for tenants are cost savings and operational efficiency. Businesses can get quality office and industrial space under one roof, at a very reasonable cost.

According to Anthony Dilweg, the CEO and Chairman of The Dilweg Companies, “The Piedmont Triad market offers great long-term viability for leasing. Major corporations, including FedEx, Dell, Hanes, Polo and P&G continue to migrate to the region. It has become a hub distribution center for the East Coast.” The region also offers a highly skilled work force, populated by 11 colleges and universities with enrollment of over 53,000 students. The Triad Region economy is further anchored by traditional industries of manufacturing, aviation, financial services, life sciences and transportation.

Leasing and property management will be handled by Triad Commercial Property Management. Questions and inquiries may be directed to Kevin Kemp at (336) 668-9999 Ext. 107, or via e-mail at Kevin@triadcommercial.com.

The Dilweg Companies is a diversified commercial real estate investment firm founded in 1997 and headquartered in Durham, North Carolina. To date, The Dilweg Companies has been involved in the development, acquisition, and sale of more than \$450 million in asset value. The Company currently owns and operates properties throughout the Southeast from Newport News, Virginia to Raleigh-Durham and Charlotte, North Carolina, and the coastal region of South Carolina. For more information, please call (919) 402-9100 or go to www.dilweg.com.