

FOR IMMEDIATE RELEASE
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Contact:
Erica Perez
Perez Public Relations
(503) 249-0459
erica@perezpublicrelations.com

**RUSSELL INVESTMENTS CENTER IS 56 PERCENT LEASED
IN ONE YEAR RESULTING IN 540,000 SQUARE FEET
OF POSITIVE ABSORPTION;
BUILDING ATTRACTS FOUR NEW TENANTS TOTALING
APPROXIMATELY 75,000 SQUARE FEET**

**NEW TENANTS JOIN RUSSELL INVESTMENTS WHICH WILL OCCUPY 202,000 SQUARE FEET,
NORDSTROM WHICH WILL OCCUPY 260,000 SQUARE FEET
AND JP MORGAN CHASE WHICH OCCUPIES 82,000 SQUARE FEET**

SEATTLE, Wash. (September 21, 2010) – Russell Investments Center, a 42-story, 1.1 million-square-foot, Class-A+ office tower at Second Avenue and Union Street in downtown Seattle, is 56 percent leased since coming to market virtually vacant in September 2009. Russell Investments Center secured four new tenants, Northern Trust Corporation, Acucela, En Masse Entertainment and DocuSign, totaling approximately 75,000 square feet.

Located in the heart of Seattle's cultural, culinary, financial and entertainment district, Russell Investments Center shares the block with the Seattle Art Museum. The CB Richard Ellis (CBRE) team of Jesse Ottele, Owen Rice and Brandon Weber provide leasing for Russell Investments Center. The Pine Street Group provides leasing services for the portion owned by the Seattle Art Museum.

"We see Russell Investments Center as the crown jewel in the downtown Seattle office market," said Ottele. "We recognize that times are tough but the fact that we've attracted premier tenants to the building and experienced more than 540,000 square feet of positive absorption over the last year while the Seattle office market has seen vacancy rates rise is evidence that this building is quickly becoming a coveted location."

Northern Trust, (www.northerntrust.com) the Chicago-based global leader in delivering innovative investment management, asset and fund administration, fiduciary and banking solutions to corporations, institutions and affluent individuals, has committed to a long-term, 10,000 square foot lease in the building. Chicago's oldest and largest remaining independent bank is one of the industry's rare success stories and it

was just ranked number one in its category of “super-regional banks” as *Fortune’s* 2010 “World’s Most Admired Companies.”

Acucela, (www.acucela.com) which develops safe and effective treatments for blinding eye diseases and age-related eye degeneration, has committed to a long-term, full-floor, 22,000 square foot lease at Russell Investments Center.

En Masse Entertainment, (www.enmasse.com) a new breed of game publisher specializing in bringing globally renowned online properties to Western audiences, has committed to a long-term, 12,000 square foot lease.

And DocuSign, (www.docusign.com) the market leader and global standard in electronic signature, has committed to a full-floor plus an additional half floor, 31,000 square foot lease at Russell Investments Center. DocuSign provides the world’s largest and fastest growing electronic signature platform, empowering businesses to complete transactions online quickly and securely while improving compliance and dramatically reducing costs. The company is the only cloud computing-based electronic signature platform that entirely replaces slow, expensive paper transactions with a fast, efficient and completely digital solution.

“It’s an honor for us to attract four top-tier tenants like Acucela, Northern Trust, En Masse and DocuSign and we’re pleased to provide them with Class-A plus space, premier amenities and a prime location,” added Ottele. “With the 23,000 square-foot deck on the 17th floor, the sweeping views of the Olympics and Elliot Bay, state-of-the-art building systems and incredible building amenities, Russell Investments Center is a world-class address that attracts world-class tenants.”

Acucela is consolidating its suburban office space into one, downtown location. Northern Trust is relocating into a larger, downtown location. Serving as En Masse’s first U.S. presence, its parent company, Bluehole Studio, Inc., is headquartered in Seoul, South Korea. En Masse is the award-winning publisher of TERA, the world’s first action massively multiplayer online game (MMO). The company will launch TERA in Korea and in various Western U.S. markets this year. DocuSign is growing and expanding and thus is relocating into a larger, downtown location. DocuSign is the official and exclusive provider of electronic signature for the National Association of REALTORS[®] 1.1 million members, under the REALTOR Benefits[®] Program.

Already in partial occupancy, Nordstrom has committed to 260,000 square feet in Russell Investments Center. With an expected move-in date of October of this year, Russell Investments will occupy 202,000 square feet. JP Morgan Chase occupies 82,000 square feet in the building.

About Russell Investments Center

Russell Investments Center (www.russellinvestmentscenter.com) is a 42-story, 1.1 million-square-foot, Class-A+ office tower at Second Avenue and Union Street in downtown Seattle. This landmark, Seattle high-rise offers a one-of-a-kind, 17th floor, 23,000-square-foot, landscaped deck that is available to all building tenants. Tenants also enjoy sweeping, unparalleled views of Elliott Bay, the Olympic Mountains and downtown Seattle. Russell Investments Center boasts a perfect 100 ENERGY STAR score, making it the most efficient Class-A+ office tower in Seattle and a candidate for LEED®-EB (Existing Building) Platinum certification. Located in the heart of Seattle's cultural, culinary, financial, and entertainment district, Russell Investments Center shares the block with the Seattle Art Museum. The building is adjacent to Pike Place Market, premier restaurants, the Seattle waterfront and Benaroya Hall. CBRE (www.cbre.com) conducts leasing for Russell Investments Center and the building is managed by Unico Properties LLC (www.unicoprop.com).