

FOR IMMEDIATE RELEASE:
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THE MISSNER GROUP ANNOUNCES 170,000 SQUARE FOOT INDUSTRIAL LEASE IN NILES

(Niles, IL) – The Missner Group is pleased to announce that the firm has completed a 170,000 square foot lease to Fibre-Craft Materials Corp. at the Niles Industrial Center, an industrial/distribution redevelopment project located at 6420 West Howard in Niles, Illinois. The project is a joint development of The Principal Financial Group and The Missner Group.

Fibre-Craft Materials Corp., established in 1953, mass-markets arts and crafts, floral supplies, doll supplies, and decorative accessories to retail outlets. The company's products are sold throughout the world. Fibre-Craft was previously located at 6310 Touhy in Niles and selected Niles Industrial Center for its new headquarter location. Fibre-Craft is expected to take occupancy in September 2006.

Fibre-Craft's new facility includes approximately 135,000 square feet of highly efficient warehouse and distribution space, and a 35,000 square foot office area that emanates a high-end corporate image. The long-term lease provides for a significant custom build-out to the space, which will feature a dramatic reception area with natural stone flooring, a made-to-order wood desk with granite counters, and backlit picture boxes to artistically display the firm's products. Construction will also include the addition of eight state-of-the-art conference rooms, two of which will be entirely glass enclosed, and a 2,500 square foot showroom with 12' clear heights, curved soffits, and dramatic lighting.

"This is a significant lease for the Niles industrial market and for Fibre-Craft," said Barry Missner, principal of The Missner Group. "It is a sizeable industrial property that offers an abundance of space, image and efficiencies that are difficult to find in mature markets. Opportunities such as this are not readily available, but users like Fibre-Craft that recognize the opportunity are the ones that will benefit in the long-run."

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Niles Industrial Center consists of two buildings totaling approximately 400,000 square feet. The development is designed to meet the needs of industrial users and high-bay distributors. Originally constructed in the 1950's as a manufacturing building, the redevelopment of Niles Industrial Center included the demolition of the existing facility and water tower, and a complete restructure of the site. The property is now the largest and most technologically advanced industrial space within the Niles area. Situated on a 22-acre parcel, Niles Industrial Center is within proximity to Interstates 90 and 94, and the Tristate Tollway.

Tom Condon, Vern Schultz and Christopher Volkert of Colliers Bennett & Kahnweiler represented The Missner Group and The Principal Financial Group. Fibre-Craft was represented by Jim Ward, Brian Carrol and Darryl Silvermann of Grubb & Ellis. The Missner Group was the general contractor of Niles Industrial Center. Harris Architects provided architectural services and Bank of America provided the construction financing.

The Missner Group, headquartered in Skokie, Illinois, provides comprehensive and integrated real estate development and construction services throughout the Chicagoland and Midwestern markets. The firm, established in 1945, has completed more than \$750 million in construction projects, and has orchestrated the development of more than four million square feet of commercial and industrial real estate. For more information, please visit www.missnergroupp.com.

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