



EOLA CAPITAL

FOR IMMEDIATE RELEASE

Eola Capital Leases Over 150,000-Square-Foot in Peachtree Center

ATLANTA, GA (February 2, 2010) – Eola Capital, an Orlando-based real estate investment company, recently leased more than 150,000-square-feet of office space in its Downtown Atlanta property Peachtree Center, including new transactions with the American Diabetes Association, Atlanta Dream Too and the City of Atlanta – Parks and Recreation. The class-A, multi-tower office complex located at 225 Peachtree Street NE in Atlanta, Ga., boasts a 75 percent leased rate.

The new tenants and renewing customers will occupy approximately 34,000-square-feet of the building's Harris Tower, more than 10,000-square-feet of the South Tower, over 19,000-square-feet of the North Tower and a combined square footage of roughly 26,000-square-feet in the Marquis One and Marquis Two Towers.

“We are thrilled with these recent successes and are pleased to partner and expand our relationship with these well-regarded organizations,” stated Bill Hollett of Eola Capital.

Recent lease agreements include:

- **American Diabetes Association** recently signed a five-year, 3,782-square-foot new lease located in the South Tower of Peachtree Center. Bennett Gottlieb of CB Richard Ellis represented the tenant in the lease agreement. Jeff Keppen, Chris Port and Elliott Grand of CB Richard Ellis represented the landlord.
- **Atlanta Dream Too** recently signed a 7,383-square-foot new lease located in the South Tower of Peachtree Center. Mike Werner of Eola Capital represented the landlord.
- **City of Atlanta – Parks and Recreation** recently signed a 10-year, 32,452-square-foot new lease located in the Harris Tower of Peachtree Center. Jeff Keppen, Chris Port and Elliott Grand of CB Richard Ellis and Bill Hollett of Eola Capital represented the landlord.
- **Gomel, Davis & Watson, LLP** recently signed an eight-year, 8,392-square-foot expansion and renewal located in the Marquis One Tower of Peachtree Center. Dan Granot of Joel & Granot Commercial Real Estate represented the tenant. Mike Werner of Eola Capital represented the landlord.
- **Steve Ayers Construction Company** recently signed a three-year, 2,021-square-foot lease renewal and expansion located in the North Tower of Peachtree Center. Mike Werner of Eola Capital represented the landlord.
- **Wilson & Epstein** recently signed a five-year, 2,907-square-foot lease renewal located in the North Tower of Peachtree Center. Tom McLennan of The Trilogy Group, LLC represented the tenant in the lease agreement. Mike Werner of Eola Capital represented the landlord.
- **Family Connection Partnership** recently signed a 10-year, 14,055-square-foot lease renewal located in the North Tower of Peachtree Center. Kirk Diamond of Carter & Associates represented the tenant in the lease extension. Mike Werner of Eola Capital represented the landlord.
- **Louis Lusk & Associates** recently signed a three-year, 2,399-square-foot lease renewal located in the Harris Tower of Peachtree Center. Mike Werner of Eola Capital represented the landlord.
- **Delon Hampton** recently signed a three-year, 4,126-square-foot lease renewal located in the International Tower of Peachtree Center. Mike Werner of Eola Capital represented the landlord.
- **Gruber & Associates** recently signed a 1,714-square-foot lease renewal located in the Marquis One Tower of Peachtree Center. Mike Werner of Eola Capital represented the landlord.
- **Scoggins & Goodman** recently signed a five-year, 11,487-square-foot lease renewal located in the Marquis One Tower of Peachtree Center. Rob Metcalf, Nicole Janney and Brannan Moss of Jones Lang LaSalle represented the tenant in the lease extension. Mike Werner of Eola Capital represented the landlord.
- **State Farm Mutual Insurance Company** recently signed a five-year, 4,575-square-foot lease renewal located in the Marquis Two Tower of Peachtree Center. Ward Green of Green Commercial Properties, Inc. represented the tenant in the lease agreement. Mike Werner of Eola Capital represented the landlord.

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About Eola Capital

Eola Capital is one of the largest privately held real estate investment firms in the Eastern United States with more than 16.3-million-square-feet of commercial office space. Based in Orlando with regional offices in Atlanta, Charlotte, Jacksonville, Miami, New York City and Tampa, Eola Capital acquires real estate investments that achieve above-average, risk-adjusted returns for its investment partners. For more information, visit www.EolaCapital.com.

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