

MJ PARTNERS NEGOTIATES SALE OF ONE HAWTHORN PLACE OFFICE CAMPUS IN VERNON HILLS, ILLINOIS

CHICAGO (July 2007) - - MJ Partners Office Services Group announces the sale of the One Hawthorn Place office campus at 175 East Hawthorn Parkway in Vernon Hills, Illinois. The 84,592 square foot multi-tenant office asset was sold by Chicago-based Transwestern Investment Company to Barrington-based Montesano Capital Management for \$11 million.

The One Hawthorn Place office building was part of the Great Lakes REIT portfolio that Transwestern Investment Company purchased in 2005. The three and part four story office building is located at the corner of Town Line Road (Route 60) and Lakeview Parkway just west of the 1.2 million square foot Westfield Hawthorn Mall. Built in 1986 and designed by renowned architect Helmut Jahn, the building features an innovative design and prominent visibility overlooking Route 60. One Hawthorn Place is currently 78% occupied and provides in-place income with an opportunity to add-value through an accelerated lease-up of the remaining vacancy.

"Improved fundamentals in the north suburban Chicago office market generated competitive bidding from both local and national real estate investors. The acquisition price of \$130 per square foot is a reflection of the declining vacancy rates and firming rental rates in the market," states Jeff Jacobson, principal with MJ Partners. The Montesano Capital Management plans to relocate a part of its investment advisory business to a portion of the available space in the building.

Mr. Jacobson and Marc Boorstein, principals with MJ Partners Office Services Group, exclusively represented Transwestern Investment Company in the sale of the asset.

Chicago based-MJ Partners is a market leader in providing a complete range of commercial real estate brokerage services and financing. We are a relationship-based, technically-advanced team of sophisticated real estate professionals. For more information, visit the company website at www.mjpartners.com.