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Contact:
Christy Ingle
CB Richard Ellis
T 949.751.9200

CBRE NEGOTIATES 25,237 SF OFFICE LEASE IN IRVINE

*Transaction Reflects Tenant's Ability to Relocate
to Higher Quality Space in Today's Market Rents*

IRVINE, CA (February xx, 2010) – CB Richard Ellis announced the completion of a 25,237 square foot office lease at 1920 Main Street in Irvine on behalf of the tenant, SullivanCurtisMonroe Insurance Services, LLC. The lease represents a relocation to higher quality office space for the full-service insurance brokerage, reflecting a trend in the market that has many tenants taking advantage of the opportunity to upgrade to Class A space at today's lower market rents.

CBRE's Jake Stickel and Carol Trapani of the Newport Beach office, and Tasha Monroe of the Downtown Los Angeles office, represented the tenant in the transaction. The landlord is Shorenstein Properties. The seven-year lease is valued at approximately \$4.4 million, which brokers say represents a comparative price per square foot to what the tenant was paying under their previous lease in a Class B building.

"SCM is thrilled at the opportunity to occupy the entire 6th floor of one of the premiere Class A office buildings in Orange County. We have also acquired the top building sign rights for the tower," said John Monroe, president of SCM. "This move will keep us in the neighborhood we have known and enjoyed for over 23 years and allow for our continued growth. Additionally, the new building will create a more modern and pleasant work environment for all of our employees."

Sullivan Curtis Monroe Insurance Services, LLC is a privately held, full-service insurance brokerage focused on mid-market companies. SCM offers commercial property & casualty, employee benefits and personal risk management products and services. SCM has nearly 200 employees and serves a wide range of clients from its offices in Irvine, Pasadena and Corona.

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CB Richard Ellis Group, Inc. (NYSE:CBG), a *Fortune* 500 and S&P 500 company headquartered in Los Angeles, is the world's largest commercial real estate services firm (in terms of 2008 revenue). The Company has approximately 30,000 employees (excluding affiliates), and serves real estate owners, investors and occupiers through more than 300 offices (excluding affiliates) worldwide. CB Richard Ellis offers strategic advice and execution for property sales and leasing; corporate services; property, facilities and project management; mortgage banking; appraisal and valuation; development services; investment management; and research and consulting. CB Richard Ellis has been named a *BusinessWeek* 50 "best in class" company three years in a row and a *Fortune* 100 fastest growing company two years in a row. Please visit our Web site at www.cbre.com.