

SELECTED OFFICE TRANSACTIONS
TRIAD COMMERCIAL PROPERTIES

SIZE (SF)	TYPE	TENANT/BUYER	LANDLORD/SELLER
SARA LEE CORPORATION			
223,000	Office SALE / LEASEBACK	Cameron Commercial Properties	Sara Lee Corporation
GENERAL DYNAMICS			
160,000	Office LEASE	MBD Realty Investments	MBD Realty Investments
TRULIANT FEDERAL CREDIT UNION HQ			
120,000	Office SALE	Truliant Federal Credit Union	Carolina Investment Properties, Inc.
LOWE'S DATA CENTER			
86,000	Office LEASE	Lowe's Home Improvement	Highwoods Properties
LUCENT			
85,000	Office LEASE	MBD Realty Investments	MBD Realty Investments
LEVOLOR			
75,000	Office SALE / LEASEBACK	Levolor	Fastenal
WALKER & ASSOCIATES			
72,000	Office LEASE	AG/GFI Partners	AG/GFI Partners
CULP, INC.			
55,416	Office SALE	Culp, Inc.	Sara Lee Corp.
OPEN SOFTWARE SOLUTIONS, INC.			
50,000	Office SALE	Open Software Solutions, Inc.	Liberty Property Trust
SUNGARD DATA SYSTEMS			
50,000	Office SALE / LEASEBACK	FHS Investments	SUNGARD Data Systems
CITI GROUP			
49,504	Office SUBLEASE	USPS	Citi Group
UNIVERSAL SOLUTIONS HQ			
46,000	Office LEASE	Universal	ARL Family Limited Partnership
UNIVERSAL FURNITURE			
40,000	Office LEASE	Universal Furniture	Samet Corp.
CARSON DELLOSA PUBLISHING			
36,000	Office SUB-LEASE	Carson Dellosa Publishing	Volvo Financial Solutions
PIEDMONT EAR NOSE & THROAT ASSOCIATES			
22,000	Office SALE	Piedmont Ear Nose & Throat Assoc.	Carolina Investment Properties, Inc.
ALLEN TATE REALTORS			
17,000	Office LEASE	Allen Tate	Southern Guaranty