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Thompson, Cordeau and Zais of Jones Lang LaSalle broker 11,000 s/f lease for Digital Realty Trust

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According to Jones Lang LaSalle (JLL), CCMSI has signed a lease for 11,000 s/f of first class office space in Digital Realty Trust's 100 Quannapowitt Parkway property.

JLL managing director Tamie Thompson and senior vice president Dan Cordeau negotiated the lease representing owner/developer Digital Realty Trust and Greg Zais worked with them on the marketing. CresaPartners' principal Matt Harvey represented the tenant.

Thompson said, "We are thrilled that CCMSI has decided to sign a lease at Quannapowitt Office Park. They are the fourth tenant to sign with Digital Realty Trust over the last 90 days representing over 175,000 s/f of new leases at the park. They will be joining Comverse, United Healthcare and Vestmark."

Site of the former American Mutual Insurance Co., 100 & 200 Quannapowitt Parkway is a 387,000 s/f first class office and technology center located on Rte. 128 overlooking Lake Quannapowitt.

It combines office and flex space with corporate exposure and direct access to Rte. 128. The two buildings offer views of the lake, woodlands, jogging trails, a cafeteria operated by ARAMARK, fitness center, men's and women's locker rooms and showers, and a basketball court for employees. There is structured and surface parking on-site for 672 vehicles with a high ratio of 4 spaces per 1,000 s/f. The park is located within minutes of Rte. 93. Both the North Ave. and Rte. 129 entrances to the park have direct access to Rte. 128.

Building 100, constructed in 1999, is a four-story 168,000 s/f first class office building with an atrium lobby with seating area.

Building 200 was initially built as a landmark building with high corporate standards for American Mutual. It was repositioned and leased to Comverse when Building 100 was constructed. Building 200 features a new lobby, and redundant power feeds.

About CCMSI

CCMSI delivers claims administration, managed care, program management and related services to individual self-insured employers and groups. With 925 employees in 36 offices, CCMSI specializes in workers' compensation, general, automobile and professional liability claims services with industry expertise in public entities, manufacturing, health care, transportation, restaurants, construction and gaming. Since 1978, CCMSI has successfully administered and delivered claims management, loss-control and risk management services to individual and group clients nationwide. For more information about CCMSI, visit www.ccmsi.com.

About Digital Realty Trust, Inc.

Digital Realty Trust, Inc. enables customers to deliver critical business applications by providing secure, reliable and cost effective datacenter facilities. Digital Realty Trust's customers include domestic and international companies across multiple industry verticals ranging from information technology and Internet enterprises, to manufacturing and financial services. Digital Realty Trust's 96 properties, excluding two properties held as investments in unconsolidated joint ventures, comprise approximately 16.8 million square feet as of March 10, 2011, including 2.2 million square feet of space held for redevelopment. Digital Realty Trust's portfolio is located in 28 markets throughout Europe, North America and Singapore. Additional information about Digital Realty Trust is included in the Company Overview, which is available on the Investors page of Digital Realty Trust's website at <http://www.digitalrealtytrust.com>.

About CresaPartners

CresaPartners, based in Boston, is North America's largest corporate real estate advisory firm specializing in tenant representation and corporate services, including project management. Worldwide, the firm provides services through more than 125 offices in 35 countries, including more than 50 North American CresaPartners locations. For more information, visit www.cresapartners.com.

About Jones Lang LaSalle

Jones Lang LaSalle (NYSE:JLL) is a financial and professional services firm specializing in real estate. The firm offers integrated services delivered by expert teams worldwide to clients seeking increased value by owning, occupying or investing in real estate. With 2010 global revenue of more than \$2.9 billion, Jones Lang LaSalle serves clients in 60 countries from 750 locations worldwide, including 180 corporate offices. The firm is an industry leader in property and corporate facility management services, with a portfolio of approximately 1.8 billion square feet worldwide. LaSalle Investment Management, the company's investment management business, is one of the world's largest and most diverse in real estate with more than \$41 billion of assets under management. For further information, please visit our website, www.joneslanglasalle.com.

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