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Contact: Julie Wellik
415-472-3878
jwellik@pacbell.net

Sarah Irving
Partner, Harvest Properties
510-594-2050, ext. 113

Avaya to Lease more than 40 percent of Towers at Great America in Santa Clara

***Harvest Properties and Prudential Real Estate Investors Ink
257,000 S.F. Lease Deal with Avaya***

EMERYVILLE, Calif. – Harvest Properties, a commercial real estate investment and development firm based in Emeryville, today announced with Prudential Real Estate Investors that it has signed global business communications giant Avaya to a 257,155 square-foot lease agreement.

Avaya plans to relocate employees and operations now dispersed in several facilities and offices to the Towers at Great America in Santa Clara, which is owned by PREI® and managed by Harvest Properties. Avaya currently sublets 200,000 square feet at the property.

By mid-2012, Avaya will occupy about 43 percent of the 645,651 square-foot office complex located at 4555, 4557 and 4655 Great America Parkway. Avaya joins other substantial tech tenants to the Towers at Great America, including Tellabs Operations and Citrix.

Avaya was represented in lease negotiations by Douglas Sugimoto of Cornish & Carey Commercial Newmark Knight Frank; PREI was represented by Christian Marent and Bob Steinbock of CB Richard Ellis. Terms of the deal were undisclosed.

The 10-year old office campus was acquired by PREI in 2001 from Nortel Networks as a sale-lease back; following Nortel's Chapter 11 filing, PREI repositioned the single tenant campus to a multi-tenant office park. In October 2009, Harvest Properties partnered with PREI to oversee the repositioning, which included substantial lobby upgrades and common area finishes, multiple exterior signage sites and tenant identity, and shared amenities including an upscale café, an on-site management office, state-of-the-art fitness facilities and conference centers, all completed in 2010.

The Towers' existing infrastructure, abundant parking, attractive grounds and desirable location rounded out the package that attracted Avaya to the office campus.

"Avaya recognized the value in the buildings' modern facilities and infrastructure, convenient location and on-site property management," said John Winther, founder and managing partner of Harvest Properties. "The sheer size of the campus allows Avaya to consolidate and streamline its operations by relocating employees and facilities to one centralized campus," said Winther.

"Avaya is a long-term tenant of The Towers at Great America, and it speaks well of our business relationship that Avaya is leasing more space," said Kristin Paul, a director with PREI. "This sizable transaction bodes well for the overall local market and the repositioning of the asset provides an attractive and desirable location for Avaya and other technology-related tenants," added Paul.

About Avaya

Avaya is a global leader in next-generation business collaboration and communications solutions. The company provides unified communications, real-time video collaboration, contact center and data solutions, and related services directly and through its channel partners to organizations and companies of all sizes around the world. For more information, please visit www.avaya.com.

About Prudential Real Estate Investors

PREI is a leader in the global real estate investment management business, offering a broad range of investment vehicles that invest in private and public market opportunities in the United States, Europe, the Middle East, Asia, Australia and Latin America. Headquartered in Parsippany, N.J., PREI has other offices in Atlanta, Chicago, Miami, New York, San Francisco, Lisbon, London, Luxembourg, Madrid, Munich, Paris, Abu Dhabi, Istanbul, Mexico City, Rio de Janeiro, Sao Paulo, Beijing, Hong Kong, Singapore, and Tokyo; as well as representatives in Milan and Zurich. As of June 30, 2011, PREI managed approximately \$48.1 billion in gross real estate assets (\$30.2 billion net) on behalf of more than 490 clients worldwide. For more information, visit <http://www.prei.com>.

About Harvest Properties

Founded in 2002, Harvest Properties is a leading full service commercial real estate investment firm specializing in acquiring, developing, managing and financing commercial property, primarily through joint-venture investments in northern California. Harvest Properties strives to generate attractive returns for its financial partners and provide creative real estate solutions and outstanding service.

Harvest Properties portfolio comprises approximately eight million square feet of office, industrial, R&D and retail properties in the San Francisco Bay Area. For more information, please visit www.harvestproperties.net.

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