



Piedmont Office Realty Trust Captures Significant GSA Activity

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ATLANTA, Aug. 10, 2009 (GLOBE NEWSWIRE) -- Piedmont Office Realty Trust, Inc. announced today that the General Services Administration (GSA) has recently signed two lease agreements, including a 108,518 square-foot renewal on behalf of the Food & Drug Administration (FDA) and a 52,697 square foot new lease for the U.S. Citizenship and Immigration Services (USCIS).

The FDA has renewed for a 5 year term at Piedmont's Shady Grove V property, located at 9200 Corporate Blvd in Rockville, MD. The tenant was self-represented and the owner was represented by Keith Foery of Transwestern and Ken Mulrane, Vice President of Piedmont Office Realty Trust.

The U.S. Citizenship and Immigration Services signed a new 15-year lease at 5000 Corporate Court in Holtsville, NY and was represented by Bill Korchak and Howard Trawl of Jones Lang LaSalle. Joe Kondracke and Ray Ruiz of CBRE represented the owner, along with Alex Valente of Piedmont.

USCIS New York City Director Andrea Quarantillo, announced the tenant's new home at local press conference held at the Holtsville, NY property on August 4th. New York Congressman Tim Bishop was in attendance and offered remarks, while Bo Reddic, Executive Vice President of Piedmont Office Realty Trust, attended on behalf of building ownership. "Having been identified by the GSA as a best practice partner, we are proud to welcome the USCIS to our property on Long Island," commented Mr. Reddic.

"The U.S. Government has been an important and valued tenant in our portfolio. These two leases only strengthen this relationship and demonstrate our continued commitment to this industry sector," said George Wells, Senior Vice President for Piedmont Office Realty Trust. "We are very pleased that the Food & Drug Administration has chosen to extend our relationship in Maryland, and we are enthusiastic about the addition of the USCIS in New York and to our portfolio overall," added Mr. Wells.

Piedmont's President and CEO, Donald A. Miller, CFA commented, "In an undoubtedly challenging economic environment, we are proud that the GSA has selected two of our properties for these prestigious government agencies. We are also pleased to communicate the impact of these leases to our stockholders -- by increasing the presence of the United States Government in our portfolio, we improve the overall credit profile and enhance the security of our stockholder's investment in Piedmont."

About Piedmont: Piedmont Office Realty Trust is a public, non-traded REIT specializing in Class-A office properties. As of March 31, 2009, Piedmont owned 84 buildings, including 8 joint venture interests. The wholly-owned portfolio totals approximately 21 million square feet, in 22 states and Washington, D.C. Properties include the corporate headquarters of such organizations as U.S. Bancorp, NASA and Nestle USA. Across the portfolio, Piedmont properties are approximately 91 percent leased. For more information, see www.piedmontreit.com.

The Piedmont Office Realty Trust logo is available at <http://www.globenewswire.com/newsroom/prs/?pkgid=5769>

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