



News Release

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Duke Leases More Than 65,000 Square Feet in Its Stafford Distribution Center to Virgo Engineers *Ball Valve Manufacturer Raises Occupancy in Industrial Building to 85 Percent*

(Houston, Texas – December 11, 2008) Duke Realty Corporation (Duke) announces that Virgo Engineers, an international company involved in the manufacturer of Ball Valves, has agreed to lease more than 65,000 square feet of space in Stafford Distribution Center, Duke's 241,800-square foot industrial building in Stafford, just southwest of Houston. Completed in May 2008, the warehouse/distribution facility is now 85 percent leased.

"We are pleased that Virgo Engineers has chosen Stafford Distribution Center for its first domestic valve manufacturing plant," said David Hudson, Senior Vice President of Duke's Houston Operations. "The Stafford/Fort Bend County area offers several benefits to manufacturers and distributors which Virgo found appealing. These incentives, along with Stafford Distribution Center's location, will enable Virgo to service their customers in the United States and throughout the world even more efficiently."

Stafford Distribution Center features a cross-dock design, a 28' clear height ceiling, 60' staging bays, and 76 dock doors. The building is located on a 13-acre parcel on Mula Road near the intersection of Mula Road and Murphy Road in close proximity to Highway 59 and U.S. 90.

Virgo, who also has manufacturing facilities in Dubai, UAE, Pune, India, and Milan Italy, plans to manufacture its EVS Brand Severe Service Ball Valves in this location.

*Virgo Engineers Leases 65,000 Square Feet
December 11, 2008*

Kyle Fox with Staubach Retail in Houston represented Virgo Engineering in their lease. Cory Driskill, Senior Leasing Representative in Houston, represented Duke in the transaction.

About Duke Realty Corporation

Duke Realty Corporation specializes in the ownership, construction, development, leasing, and management of office, industrial, medical office, and retail real estate. It is the largest publicly traded, vertically integrated office/industrial real estate company in the United States. The company owns, manages, or has under development more than 144 million rentable square feet in 24 major U.S. cities. Duke, which controls more than 7,100 acres of land for more than 107 million square feet of future development, also provides nationwide real estate solutions through its national development division. Duke Realty Corporation is publicly traded on the NYSE under the symbol DRE and is listed on the S&P MidCap 400 Index. More information about Duke is available on the Internet: www.dukerealty.com.

Editor's Note: Please contact Duke's communications department if an image of Duke's Stafford Distribution Center is needed.