

FOR IMMEDIATE RELEASE

**Capital Partners, Inc. buys Lakeside Centre and Newmarket Business Park in Atlanta**

*Jacksonville, FL – (December 8, 2004)* – Capital Partners, Inc. announced today the December 1, 2004 acquisition of two Atlanta properties, Lakeside Centre in the Northlake area and Newmarket Business Park in Cobb County, 1.2 millions square feet of office and industrial properties.

Lakeside Centre is a six-building, Class A office park along Lakeside Parkway in DeKalb County. Major tenants at Lakeside include Charles Schwab, Americap Mortgage and Nexus Financial Group. Newmarket Business Park is an eight-building, low-rise flexible office and warehouse complex in Marietta with H&R Block, ThyssenKrupp and Matria Health Care as major tenants. Both projects are 86 percent leased.

Capital Partners, Inc. has hired Bob Stoner as Regional Vice President in charge of leasing the Atlanta properties. Stoner formerly worked for The Rubenstein Co and leased One Capital City Plaza in Buckhead.

Capital Partners, Inc. owns, manages and leases 2.4 million square feet of office space in the Jacksonville market. In addition, the company's portfolio includes 300,000 square feet of office space in the Florida markets of Fort Lauderdale and Tallahassee. The total combined square footage of Capital Partners, Inc.'s portfolio is 4 million square feet.

Capital Partners, Inc. is a privately held company specializing in the acquisition, management and leasing of office properties in conjunction with joint venture partners.

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