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World Market Media January 4, 2011



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Rinker Design, NAL Research acquire new headquarters at Innovation @ Prince William technology park, Manassas, Virginia

PRNewsWire News Releases

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Avison Young represents both firms as they launch 90,000-sf Discovery Center development

TYSONS CORNER, VA, Jan. 4 /PRNewswire/ - Tom Sandlin, Avison Young Principal in Tysons Corner, VA, announced today that Rinker Design Associates (RDA) and NAL Research Corporation (NAL) have jointly purchased a five-acre development site at Innovation @ Prince William technology park in Prince William County, Virginia to construct a new shared headquarters building. Avison Young represented both RDA and NAL in the purchase.

The two Northern Virginia companies will construct two buildings totaling 90,000 square feet (sf). Phase one, Discovery Center I, will comprise 45,000 sf over three levels and form the headquarters for engineering and design firm RDA and research firm NAL, whose combined 112 employees will occupy 40,000 sf. Discovery Center II will also comprise three levels and 45,000 sf.

"RDA and NAL's decision to construct their new head office at Innovation @ Prince William will lead to further significant development and business opportunities," comments Sandlin. "This project is our sixth in the 1,500-acre world-class technology research park, which targets biotechnology, life science and supporting industries."

Discovery I is scheduled to break ground in March 2011 and complete construction in February 2012. The land purchase/first building is an estimated \$9 million investment, pending final construction costs.

Avison Young will assist RDA and NAL in the design and development of both buildings while also leasing excess space in Discovery Center I and all space in Discovery Center II.

"In addition to RDA and NAL's headquarters, we are establishing a Bioscience Center and Business Accelerator for Discovery Center I," notes Sandlin. "We believe the Bioscience Center will complement the technology activities of existing lab users such as George Mason University's Biomedical Research Lab, Center for Applied Proteomics & Molecular Medicine, and National Center for Biodefense and Infectious Diseases. The development and Discovery Center II could accommodate George Mason University's lab needs at substantial savings."

Edward (Jeb) Snider, Jr., President of RDA, says Discovery Center I will enhance innovation, learning and global competitiveness of Virginia-area companies: "RDA and NAL are proud to join other technology companies at Innovation @ Prince William. Our building will be a catalyst - and contributor - to a competitive environment for pioneering academic research and

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NYSE Nasdaq S&P 500 WMM Micro WMM Nano

NYSE Composite (NYA)

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Nasdaq	2709.89	+7.69 (+0.28%)
S&P 500	1273.85	-2.71 (-0.21%)
WMM Micro	1041.62	+8.63 (+0.84%)
WMM Nano	1220.63	+20.48 (+1.71%)

Quotes delayed at least 20 mins.

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County.

Located near Interstate 66 and Prince William Parkway in Northern Virginia's Manassas submarket, the park provides excellent opportunities for collaborative research, data centers, bio-manufacturing, and corporate and governmental campus locations, all within the setting of a world-class technology research park. Innovation @ Prince William's neighbors include American Type Culture Collection, Lockheed Martin Federal Systems, George Mason University, Micron, Comcast Communications and Science Applications International Corporation (SAIC).

"We are targeting government, technology and life science firms for occupancy in Discovery Center II," adds Sandlin.

Founded in 1978, Avison Young is Canada's largest independently-owned commercial real estate services company and the only national, Canadian-owned, principal-managed real estate brokerage firm in the country. Headquartered in Toronto, Ontario and ranked among Canada's leading national commercial real estate organizations, Avison Young is a full-service commercial real estate company comprising more than 700 real estate professionals in 23 offices across Canada and in the U.S. The company provides value-added, client-centric investment sales, leasing, advisory, management, financing and mortgage placement services to owners and occupiers of office, retail, industrial and multi-residential properties.

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