



## **Evolve IP, Newest Tenant at GPX Realty's Highly Coveted Woods Office Center**

*July 28, 2008*

GPX Realty adds managed technology firm Evolve IP to tenant mix, along with a first-class amenity offering to other tenants

HAVERFORD, Pa.—July 28, 2008—GPX Realty Partners, L.P. continues to see strong tenant demand at their newly upgraded Woods Office Center, and has today announced a new long-term lease with Evolve IP, LLC. The managed technology provider will take 27,000 square feet of space to house its corporate headquarters, as well as client services and network operations centers. Evolve IP will offer a customized service package of communication services to all current Woods Office Center tenants, adding to the list of tenant amenities offered at the site.

“The Woods is pleased to have met the real estate needs of Evolve IP, and we welcome them to the property,” said Thomas J. Gravina, Executive Chairman and Co-Founder of GPX Realty Partners. “We are equally delighted that The Woods continues to attract a strong interest from small- to mid-sized businesses interested in easy accessibility and high-quality amenities and look forward to incorporating Evolve IP’s service offerings into our tenant amenities.”

Evolve IP has created an easier way for businesses to purchase, manage, and secure the technologies they use to communicate. With a broad range of expertise and a suite of services that includes Managed Telephony, Managed Network Services, Network Security and Compliance, and Hosted Applications, Evolve IP partners with businesses of all sizes to provide a complete solution that turns their vital communications technologies into a competitive advantage.

“The Woods Office Center was a natural choice for us for our headquarters,” said Guy Fardone, Chief Operating Officer and General Manager of Evolve IP. “Its central location within the Delaware Valley and first-rate office space make it the right place for us to continue to grow our company. This facility will also serve as an additional Network Operations and Security Center for Evolve IP. We look forward to providing a customized suite of communications and managed technology service offering for the tenants of The Woods Office Center.”

The Woods Office Center, which spans 570,000 square feet of office space over 77 acres in Chester and Montgomery Counties, has closed nearly 50,000 square feet of leases over the past six months.

GPX Realty Partners acquired The Woods Office Center last year in one of the largest commercial real estate transactions in suburban Philadelphia. GPX is currently investing \$9 million in leasehold and infrastructure improvements to upgrade the complex, including fresh landscaping, new common area finishes, parking lot upgrades, sidewalk and curbing enhancements, exterior lighting updates, new park identification signage, and high-tech tenant services and amenities.



The Woods is located on two land parcels, one in Plymouth Meeting, Pa. at 521 – 531 Plymouth Road, and the other in Wayne, Pa. at 983 – 999 Old Eagle School Road. The Woods properties can accommodate tenants from 500 to 20,000 square feet. Both are easily accessible to all major arteries and destinations within the Delaware Valley and offer easy access to the Pennsylvania Turnpike (Route 276), Route 202, the Blue Route (Route 476), Route 422 and the Schuylkill Expressway.

For more information or to arrange a tour of the property, please contact Jenny Gallaby 610-687-6915 or Steve Greger 610-715-8198.

#### About Evolve IP, LLC

Evolve IP is a Managed Technology Provider that has created a new way for businesses to purchase, manage, and secure the technologies they use to communicate. With a broad range of expertise and a suite of services that includes Managed Telephony, Managed Network Services, Network Security & Compliance, and Hosted Applications, Evolve IP can partner with businesses of all sizes to provide a complete solution to turn their vital communications technologies into a competitive advantage. Evolve IP enables today's workforce to realize increased productivity through feature-rich service offerings and significantly improved security and stability achieved through geographically diverse Technology Centers and 24x7 professional management, all of which is delivered with greater simplification and a lower Total Cost of Ownership. More information about Evolve IP is available on the Web at <http://www.EvolveIP.net>.

#### About GPX Realty Partners, L.P.

GPX Realty Partners, L.P. is a private real estate investment and advisory firm, focused on the sponsorship, development and management of a diversified portfolio of real estate investments.

Learn more about GPX Realty Partners at [www.gpxrealty.com](http://www.gpxrealty.com) or contact Joseph Conwell, Managing Director, at (215) 259-2500.

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