



**FOR IMMEDIATE RELEASE**  
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## **The Shops At Pembroke Gardens** **A Joint Venture Partnership**

Duke Realty Corp & Jeffrey R. Anderson Real Estate, Inc.  
Team on Florida Project

*Pembroke Pines, FL* – Jeffrey R. Anderson Real Estate, Inc. and Duke Realty Corp. announce their partnership to develop the *Shops at Pembroke Gardens* in southeast Florida.

Scheduled to open August 30, 2007, the 80-unit *Shops at Pembroke Gardens* is a 399,000 sq. ft. Lifestyle Center located at the southeast corner of I-75 and Pines Boulevard and will serve the western suburban communities of Ft. Lauderdale including Weston, Miramar, Davie, Pembroke Pines and Southwest Ranches.

### **The Partnership**

The *Shops at Pembroke Gardens* is a joint venture between Jeffrey R. Anderson Real Estate, Inc. and Duke Realty Corp.

The *Shops at Pembroke Gardens*, along with The Shoppes at Montage (Scranton/Wilkes-Barre, PA) are two Anderson-Duke joint venture Lifestyle Center projects currently under construction. Two other developments are to be named later.

Jeffrey R. Anderson Real Estate, Inc. and its representatives will serve as the ongoing contacts for the *Shops at Pembroke Gardens*.

**Jeffrey R. Anderson Real Estate, Inc.**

Along with their successful track record in the Lifestyle retail format, Anderson is responsible for, and brings to the partnership their expertise in:

- Retail Leasing
- Lifestyle Center Development
- Tenant coordination
- Ongoing property management

Jeffrey R. Anderson Real Estate, Inc. of Cincinnati, Ohio is an award winning developer of Lifestyle Centers throughout the eastern U.S. A pioneer in the Lifestyle Center format since the late 1990's, examples of Anderson Lifestyle Centers can be found at [www.Anderson-RealEstate.com](http://www.Anderson-RealEstate.com).

**Duke Realty Corp.**

One of the country's foremost names in commercial real estate, Duke Realty Corp. and its subsidiaries are responsible for:

- Project financing
- Construction

Duke Realty Corp. (NYSE:DRE) is the nation's largest publicly traded REIT (Real Estate Investment Trust). Duke Construction, Inc. of Indianapolis, Indiana is a division of Duke Realty Corp. [www.dukeconstructiononline.com](http://www.dukeconstructiononline.com) .

**The Shops at Pembroke Gardens**

The Shops at Pembroke Gardens will join the list of approximately 100 Lifestyle shopping centers nationwide.

Amid inviting gathering spots, wide sidewalks, and convenient parking in close proximity to individual shops, the *Shops at Pembroke Gardens* boasts a tenant line-up similar to other Anderson-developed Lifestyle Centers available at [www.Anderson-RealEstate.com](http://www.Anderson-RealEstate.com) .

Space at the Pembroke Pines Lifestyle shopping center has been filling up quickly. "We are already 80% pre-leased," said Vice President of Real Estate, Mark Fallon. "Interest has been high, and the location and the development have been well received."

Please visit our website at [www.Anderson-RealEstate.com](http://www.Anderson-RealEstate.com).

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