



## News Release

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**Medco Health Solutions Selects AllPoints at Anson in Boone County,  
Indiana, for New Pharmaceutical Distribution Center  
Browning Investments and Duke Realty Corporation's Development  
Selected after National Site Search**

(Indianapolis, Ind. – December 18, 2007) – AllPoints at Anson, a joint venture between Duke Realty Corporation and Browning Investments, Inc., scored a significant win today with the announcement by Medco Health Solutions, Inc., a leading pharmacy benefit management company, that its new automated prescription fulfillment and distribution center will be located in AllPoints at Anson. AllPoints at Anson is located in the Commerce Districts of Anson, Duke's 1,700-acre mixed-use development along I-65 in southeast Boone County.

Indiana Governor Mitch Daniels and representatives of Medco announced in November that Medco Health Solutions chose Indiana after a national search for suitable sites. The new prescription fulfillment center will bring approximately 1,300 new jobs, many of them pharmacists' positions with salaries that average \$ 53,000 per year.

"The growth and development of Medco will mirror the growth and development of Anson, where employees can work, live, shop, and play in one place that's designed around their needs," said Tom Dickey, Vice President and General Manager of Anson. "We truly

believe that AllPoints at Anson offers them more than just a site; it gives them a stake in a thriving new community.”

“We are excited to have this national company as part of our growing client base in AllPoints at Anson, and it is the type of employer that we’ve envisioned for Anson. We believe that Medco Health Solutions and other tenants will find that AllPoints at Anson is a perfect fit for their long-range plans,” said Charlie Podell, Duke’s Senior Vice President of the Indianapolis Industrial Group.

“The Medco Health Solutions project—which entails significant job creation and a technologically advanced, showplace facility—represents a tremendous success for AllPoints at Anson and the entire region. AllPoints at Anson’s proximity to I-65 and the Anson mixed-use community is proving to be a powerful draw for businesses,” said John Hirschman, Director of Real Estate Development for Browning Investments.

“When the Boone County Economic Development Commission began working with Duke to create Anson, we envisioned that companies such as Medco would be part of the community,” said Kristie McKillip, Executive Director of the Boone County EDC. “Boone County and Duke Realty Corporation have worked together for two years to attract Medco. This announcement is definitely a huge payoff for the hard work and collaboration between our groups.”

Current plans call for Browning and Duke to develop a 340,000-square foot facility containing 75,000 square feet of office space and a sophisticated and highly-efficient prescription fulfillment and distribution center. The building will be constructed to accommodate future expansion. Construction is expected to begin in spring 2008.

Mark Hosfeld, Jay Archer, and John Hirschman represented Browning/Duke LLC in the transaction. Terry Busch, Senior Vice President of CB Richard Ellis’ Indianapolis Industrial Office, and Jonathan L. Sangster, Senior Managing Director in CBRE Consulting’s Atlanta office, represented Medco.



More information regarding the Anson master-planned, mixed-use community can be found at [www.AnsonIndiana.com](http://www.AnsonIndiana.com).

This announcement marks the second large industrial development this year in AllPoints at Anson. In August, ASI LIMITED, a leader in building enclosures and ornamental metals, along with its motor sports racing division, announced it would relocate its headquarters to AllPoints at Anson. This project is currently under construction and is expected to be completed in March 2008.

#### About Browning Investments

Founded in 1977, Browning remains one of the premier development companies in Indianapolis and is engaged in the acquisition, development, construction, leasing, management, ownership, and disposition of investment real estate properties, primarily in the Indianapolis metropolitan area. In total, Browning has developed and constructed more than 14 million square feet of space. To learn more, visit: [www.browninginvestments.com](http://www.browninginvestments.com).

#### 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 129 million rentable square feet in 22 major U.S. cities. Duke, which controls 7,600 acres of land for 112 million square feet of future development, also provides nationwide real estate solutions through its national development division. More information about Duke is available on the Internet: [www.dukerealty.com](http://www.dukerealty.com).

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Editor's Note: Please contact Duke's communications department if an image of Medco's building at AllPoints at Anson is needed.

