



Piedmont Achieves Energy Star Certification for Prominent Chicago Office Buildings

October 5, 2009

Energy Star Certification Achieved for Over 44% of Office Portfolio

Atlanta and Chicago - October 5, 2009 - Piedmont Office Realty Trust announced that it has achieved the U.S. Environmental Protection Agency's prestigious ENERGY STAR rating for two office properties in Chicago, bringing its total office portfolio to 44% Energy Star Certified. Aon Center, home to well known tenants such as Aon Corporation, Microsoft, DDB Needham and forthcoming KPMG, was certified along with 35 West Wacker, home to the Leo Burnett Corporation and Winston & Strawn law firm.

"ENERGY STAR is the national symbol for superior energy efficiency and environmental stewardship and recognizes buildings which use approximately 35% less energy than average buildings," said Jason Williams, Director of Construction for Piedmont.

Piedmont, a Class-A office owner based in Atlanta, is a member of the U.S. Green Building Council (USGBC), and has obtained ratings for nineteen of its office holdings, including US Bancorp headquarters in Minneapolis, MN, Nestlé headquarters in Glendale, CA and Las Colinas Corporate Center in Irving, TX.

"Piedmont recognizes the importance of continuous focus on energy performance throughout our national portfolio," said Bo Reddic, Executive Vice President of Real Estate Operations for Piedmont. "We are committed to this effort and realize that any improvements made in energy consumption and sustainability have positive impacts on the environment, tenant retention, and potentially a long term financial return."

Additionally, Piedmont, in cooperation with several of its tenants, has made strides towards environmental sustainability in the area of LEED EBOM (Existing Buildings: Operations & Maintenance) certification. Among the various tenants who have notably achieved LEED certification, Caterpillar Financial was awarded LEED-EB GOLD from the USGBC in April for its investment and accomplishments in their leased space at 2120 West End Avenue in Nashville, TN.

About Piedmont: Piedmont Office Realty Trust is a public, non-traded REIT specializing in Class-A office properties. As of June 30, 2009, Piedmont owned 84 buildings, including 8 joint venture interests. The wholly-owned portfolio totals approximately 21 million square feet, in 22 states and Washington, D.C. Across the portfolio, Piedmont properties are approximately 90 percent leased. www.piedmontreit.com.

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