



Virtual Radiologic 82,000 sf headquarters lease *Eden Prairie, MN*

Challenge Identify sites to accommodate a new headquarters facility for a young, fast-growing company in the process of completing an Initial Public Offering. Focus on sites within three miles of existing location. Upgrade to Class A image while minimizing real estate costs. New facility preferred to maximize physical and functional efficiencies.

Strategy Identify existing, proposed and off-market locations for the new headquarters. Existing facility would be too small prior to completion of corporate relocation. Negotiate and finalize lease prior to IPO, sign lease immediately upon completion of IPO. Hire third party architect to analyze space requirements and plan new facility.

Results Lease short-term space in nearby single-story office building to accommodate growth and buy time to identify the correct headquarters location. Select site for Class A, mixed-use development on Highway 212 in Eden Prairie. Negotiate favorable, 10-year lease as the lead Tenant in the new project. Lease was executed in November 2007, the scheduled move-in date is December 2008.