



The TecPort Business Center (the “Center”), formerly the AMP world headquarters campus located in Swatara Township, Dauphin County, Pennsylvania, is being developed by Crossgates Inc., one of Pennsylvania’s leading real estate developers, and Computer Aid, Inc., a renowned developer of computer software and maintenance projects, which teamed to form TecPort Partners L.P. This limited partnership owns and is redeveloping and successfully marketing the Center.

TecPort Business Center consists of 102-acres, including three existing buildings featuring 340,000 square feet of office and research/development space. The master development plan calls for the phased construction of retail, hotel, office and research facilities, walking trails, and various other amenities. In addition to the regional offices of Computer Aid, Inc. and Crossgates, Inc., other occupants of TecPort include Coventry Health Care/HealthAmerica, Capital BlueCross, The Trane Corporation, K&W Engineers, Masco Construction, GETECH Corporation, Ruby Tuesday and Homewood Suites. U-Gro Learning Center, a childcare facility, a sales and service center for Faulkner/Nissan and a new Sheetz prototype convenience facility have recently opened, as well as The Shops at TecPort, a 19,000 square foot commercial strip center which is home to various retail establishments such as Euro Nails, Laynes Cleaners, Hollee’s Café & Creamery, and now open La Piazza, an Italian cuisine restaurant, and Italian Tan & Spa, a 24 hour tanning service. Commerce Bank recently opened their new headquarters and operations center consisting of 67,000 square feet. Construction is underway for a new restaurant, El Rodeo, and the Hilton Garden Inn, a 125 room hotel, will break ground in June.

Over 60 acres are currently developed or planned for development with approximately 3,000 jobs committed to the campus. The final phase of TecPort, consisting of another 35 acres of Class A office building and retail development, is currently under development. It is anticipated that this final phase will bring another 250,000 square feet of office and retail space to the Center. Upon full completion, it is anticipated that the Center will consist of approximately 1 million square feet and bring approximately 4,000 jobs to the area.

Centrally located near Philadelphia, Pennsylvania, Baltimore, Maryland, Washington D.C. and less than four (4) miles from the City of Harrisburg, the Capital of the Commonwealth of Pennsylvania, the Center offers its businesses high visibility and easy access to major thoroughfares such as State Routes 283, 83 and 81, and the Pennsylvania Turnpike, mass transportation systems, educational institutions and a wide variety of other amenities including shopping, financial institutions, entertainment establishments, cultural facilities and events, lodging accommodations and restaurants.

The Campus Master Plan includes many designed amenities within the Center which includes:

- dual electrical power;
- a sonet ring with redundant fiber optics and high bandwidth;
- multi communication carriers;
- wireless communications; and
- walking and jogging trails.

The following highlights the conveniences and services available to the businesses of the Center:

Transportation System

The location of the TecPort Business Center is such that virtually all-viable transportation routes are easily accessible. In addition to its accessibility to major highways and the Pennsylvania Turnpike, mass transit systems such as airports, railways and bus routes are available to provide easy access for the workforce of businesses located in the Center and the delivery of necessary equipment and supplies to site quickly. The Harrisburg International Airport is located approximately five (5) miles from the site. Public bus transportation is provided by the Capital Area Transit (CAT) system which currently has one (1) route, which stops at three locations within the Center and three (3) routes, which stop at the Harrisburg Mall, located immediately adjacent to the Center. In addition, the Corridor One light rail system is being considered for development in the area and PennDot is currently expanding Paxton Street for two-way traffic to Eisenhower Boulevard.

Shopping

The Harrisburg Mall is located within walking distance to the Center and is home to Boscov's and Hecht's department stores, a new Bass Pro Shops, and over 75 retail companies, a food court with a variety of vendors to suit everyone's taste, and a financial institution providing MAC facilities. In addition, businesses within the TecPort Business Center are within a short driving distance to the Scotsdale Plaza, Union Deposit Point Plaza, Colonial Park Mall, Strawberry Square and Central City Harrisburg's shopping.

Lodging Accommodations

Many lodging facilities are conveniently located to the Center, which offer excellent accommodations and a variety of services, including an upscale 105-unit Homewood Suites within the Center. Additional accommodations located within close proximity include the Harrisburg/Hershey Wyndham, Harrisburg East Holiday Inn, Wyndham Garden Hotel, Four Points Sheraton, Hershey Lodge & Convention Center, the Hilton Garden Inn Hershey, Harrisburg Hilton & Towers, Travel Lodge, Best Western Inn & Suites, Comfort Inn Riverfront, The Hotel Hershey and more. In addition, a Hilton Garden Inn, which will be located in the Center, will soon be breaking ground with completion scheduled for early 2007.

Dining Establishments

Examples of some fine dining establishments within close proximity to the TecPort Business Center include the Progress Grill, Leeds's Restaurant, Catalano's Restaurant, the Circular Dining Room located within the Hotel Hershey, the Union Canal House, Alfred Victorian Restaurant, Cantone's Southern Italian Restaurant and many more. Each provides a variety of items for individual tastes.

In addition to the fine dining restaurants, many casual and fast food establishments are available including, Ruby Tuesday, Hollee's Café & Creamery (both located in the Center), Isaac's Restaurant & Deli, Fuddruckers, Café Fresco, Bob Evans Restaurant, Benihana of Toyko, Doc Holliday's Steakhouse & Saloon, the Appalachian Brewing Company, The Firehouse, Marco Polo Gardens, TGI Friday's, Texas Road House, Pizza Hut, Domino's Pizza, Burger King, Wendy's, and McDonald's, just to mention a few. El Rodeo and La Piazza will soon be opening.

TecPort Partners, L.P. believes the Center's campus-like atmosphere, central location, high visibility, ease of access, and availability of amenities all combine to provide the perfect setting.