

FOR IMMEDIATE RELEASE

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**PARKWAY PROPERTIES HIRES NEW REAL ESTATE FIRM
TO LEASE HILLSBORO CENTER**



DEERFIELD BEACH, FLORIDA - September 4, 2009 – Parkway Properties, Inc. (NYSE:PKY) recently hired Commercial Florida Realty Services, LLC as its exclusive real estate broker to lease the 215,000 square foot Hillsboro Center project. Hillsboro Center is located at 600 Hillsboro Boulevard, which is located at the southeast corner of Hillsboro Boulevard and I-95. The project features a Class-A six-story office building and four two-story, suburban-style office buildings in a campus-style setting. The project is currently 72% leased. “We selected Commercial Florida, because they are a boutique real estate firm that really understands the Deerfield Beach office submarket. We also felt that they would represent the aggressive and creative leasing style Parkway has established within our other properties across the country,” said Lisa L. Smith, Senior Vice President of Parkway Properties. “Hillsboro Center has always been a great economical alternative to the Boca Raton office market. In today’s market, companies are continuously looking to reduce their occupancy costs and Hillsboro Center offers an excellent opportunity to do that. In essence, you are in Boca for a great value,” added Peter D. Reed, Principal at Commercial Florida. **FOR LEASING INFORMATION CONTACT: 954/418-8440**

ABOUT PARKWAY PROPERTIES, INC.

Parkway Properties, Inc., a member of the S&P Small Cap 600 Index, is a self-administered real estate investment trust specializing in the operation, leasing, acquisition, and ownership of office properties. The Company is geographically focused on the Southeastern and Southwestern United States and Chicago. Parkway owns or has an interest in 65 office properties located in 11 states with an aggregate of approximately 13.4 million square feet of leasable space at September 4, 2009. Included in the portfolio are 21 properties totaling 3.9 million square feet that are owned jointly with other investors, representing 28.8% of the portfolio. Fee-based real estate services are offered through the Company’s wholly-owned subsidiary, Parkway Realty Services, which also manages and/or leases approximately 1.4 million square feet for third-party owners at September 4, 2009. Parkway Properties, Inc.’s press releases and additional information about the Company are available on the World Wide Web at www.pky.com.

ABOUT COMMERCIAL FLORIDA REALTY SERVICES, LLC

Specializing in the leasing and sale of office properties, Commercial Florida Realty Services, LLC was established in Boca Raton in 1994. The principals of the firm are Peter D. Reed and George Sacks. Sacks is a former Vice President and Director of Leasing for Cushman & Wakefield from 1981-1994 and Managing Director for Grubb & Ellis Company in South Florida from 1999-2002. The assets of Commercial Florida were sold to Grubb & Ellis Company in 1999. Sacks and his team, which included Reed, operated as Grubb & Ellis through 2002. Commercial Florida re-commenced operations in 2005 with a new direction focused primarily on leasing and property and asset management of office properties throughout South Florida. Reed, a former Senior Vice President in the office advisory group, joined Sacks to assist in the initiative. With its professional staff, Commercial Florida continues to maintain national and regional relationships with corporate users of real estate services, as well as with national and international senior real estate brokers and advisors and institutional and private owners of office properties in South Florida.

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