



Real Estate
Investment
Trust III

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KBS REIT III Signs 3 Leases at its Tower 909 in Dallas

Leases totaling 18,602 square-feet are signed at top-tier office building in Irving, Texas

IRVING, Texas, (Oct. 14, 2013) – [KBS Real Estate Investment Trust III](#), a public non-traded real estate investment trust based in Newport Beach, Calif., announces the signing of three leases at its [Tower 909](#), also known as Tower on Lake Carolyn, a Class-A office building located in the heart of the Urban Center of Las Colinas in Irving, Texas.

New leases at Tower 909 include a 10,537-square-foot lease signed by New Leaf and a 3,109-square-foot lease signed by New HB (Texas) LLC. Additionally, Sita, S.C., renewed a 4,956-square-foot lease.

Tower 909 is a 19-story, 364,336-square-foot office building with an attached seven-level parking garage overlooking Lake Carolyn. With a prominent position within the Urban Center, the asset benefits from 360-degree views, an exterior featuring granite and reflective glass and a grand, two-story lobby. The property also offers easy tenant travel by serving as the terminal stop on the Las Colinas Area Personal Transit System. It also is adjacent to the recently opened Urban Center Station on the DART's light rail system.

“As a property that has attracted top-caliber tenants, we believe Tower 909 is worthy of its billing as a top-tier asset in this important market,” said Ken Robertson, KBS Realty senior VP and asset manager. “A recent series of improvements made to the property have further enhanced Tower 909 and a new direct DART rail link to DFW Airport is also in the works for 2014, which we believe will be a true game-changer for the property, as well as the Las Colinas Urban Center as a whole.”

Kim Brooks, Scott Walker and Justin Miller of Transwestern helped broker the leases on behalf of the tenants.

Along with Tower 909, KBS REIT III also owns the recently-acquired 427,799-square-foot [Preston Commons](#) and 313,609-square-foot [Sterling Plaza](#) in the Preston Center submarket; and the 522,043-square-foot [Town Center Office Park](#) in Plano. KBS-affiliated companies, other than KBS REIT III, own more than 3 million rentable square feet in the Dallas-Fort Worth metroplex, including the 297,593-square-foot [Tollway North Office Park](#) in Plano; the 510,529-square-foot [Providence Towers](#) in Dallas; and the [Millennium Tower](#), a 351,683-square-foot property in Addison.

(more)

About KBS

KBS Capital Advisors is an affiliate of KBS Realty Advisors, a private equity real estate company and SEC-registered investment advisor founded in 1992. Since its inception, KBS Realty Advisors and its affiliated companies have completed transactional activity of approximately \$26 billion via 14 separate accounts, six commingled funds, five sovereign wealth funds and five non-traded REITs. For information, visit www.kbscapital.com.

This release may contain forward-looking statements within the meaning of Section 27A of the Securities Act of 1933, as amended), and Section 21E of the Securities Exchange Act of 1934, as amended , including KBS REIT III's ability to invest in and manage a diverse portfolio, the performance of Tower 909 and of the Dallas-Fort Worth real estate market, and the completion of the DART-DFW Airport rail link. These statements are subject to known and unknown risks, uncertainties and other factors which may cause KBS REIT III's and/or Tower 909's actual results, performance or achievements to be materially different from any future results, performance or achievements expressed or implied by such forward-looking statements.

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