



Real Estate
Investment
Trust III

FOR IMMEDIATE RELEASE

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**KBS REIT III Signs 22,588 Sq. Ft. in Leases
at 222 Main in Salt Lake City**

SALT LAKE CITY (Sept. 15, 2014) – [KBS Real Estate Investment Trust III](#) (“KBS REIT III”), a public non-traded real estate investment trust based in Newport Beach, Calif., announces the signing of 22,588 square-feet in leases at its [222 Main](#), a Class-A¹ office building in the center of Salt Lake City’s Central Business District (CBD).

Leasing activity at 222 Main includes a new, 17,353-square-foot lease by MasteryConnect, Inc., as well as a new, 5,235-square-foot lease signed by The Pelorus Group, LLC. Scott Wilmarth and Nadia Letey of CBRE represented KBS REIT III in the leases. J.R. Howa of Internet Properties and Keith Smith of Hamilton Partners represented Pelorus Group, while Jim Balderson and Jesse Mangum of JLL represented MasteryConnect.

The 2009-built 222 Main was Utah’s first LEED² Gold building. The 426,657-square-foot tower includes a nine-story parking structure and 9,000 square feet of ground floor restaurant and retail amenities. The property is located at the southwest intersection of South Main Street and West 200 South Street. KBS REIT III acquired the property in March 2014.

“We feel 222 Main’s strong CBD location near a TRAX Main Line light rail system stop, not to mention its top-quality construction and unobstructed views of the nearby mountains, really gives it an edge against the competition in this market,” said KBS Senior VP/Market Leader Tim Helgeson.

Along with 222 Main, KBS REIT III owns the 198,324-square-foot Salt Lake Hardware Building, also known as Gateway Tech Center, in Salt Lake City.

About KBS

KBS Capital Advisors is KBS REIT III’s external advisor and is an affiliate of KBS Realty Advisors, a private equity real estate company and SEC-registered investment adviser founded by Peter Bren and Charles J. Schreiber in 1992. Since its inception, KBS affiliated companies have completed transactional activity of more than \$30 billion via 14 separate accounts, six commingled funds, five sovereign wealth funds and six non-traded REITs. For information, visit www.kbscapital.com.

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¹According to Building Owners and Managers Association International, Class A office buildings are the most prestigious buildings and have high quality finishes, state of the art systems, exceptional accessibility and a definite market presence.

²Leadership in Energy & Environmental Design (LEED) is a green building certification program that recognizes best-in-class building strategies and practices. The Core & Shell rating was designed to promote design and construction practices that reduce the negative environmental impacts of buildings while improving occupant health and well-being. There are four LEED certification levels (Certified, Silver, Gold and Platinum) that correspond to the number of credits which a building owner can accrue in five green design categories.

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 statements relating to KBS REIT III's ability to invest in and manage a diverse portfolio, and the performance of 222 Main and of the Salt Lake City real estate market. These statements are subject to known and unknown risks, uncertainties and other factors which may cause KBS REIT III's and/or 222 Main'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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