



Real Estate
Investment
Trust III

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KBS REIT III Signs Over 35,000 Square Feet of Leases at 222 Main

SALT LAKE CITY, Utah, (Oct. 13, 2014) – [KBS Real Estate Investment Trust III](#) (KBS REIT III), a non-traded real estate investment trust based in Newport Beach, Calif., announced the signing of 39,123 square feet in leases with Mastery Connect, The Pelorus Group, and Perfectly Posh at its 222 Main 21-story, Class A¹ office tower located in the heart of Salt Lake City's Business District.

The building was designed by renowned architect, Skidmore, Owings & Merrill, and it is LEED² Gold Core & Shell certified. The ground-floor hosts restaurants and retail amenities. With floor-to-ceiling glass throughout, this building offers unobstructed views of the Wasatch Mountain Range and downtown Salt Lake City.

"We are thrilled to welcome these new tenants to this amenity-rich office building," said Senior V.P. Tim Helgeson. "When the building was acquired in February, it was at 85% occupancy. It is now 94% leased with the 15th floor remaining available."

Scott Wilmarth and Nadia Letey with CBRE represented KBS REIT III in the lease.

¹*According 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.*

²*Leadership 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.*

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 in excess of \$30 billion via 14 separate accounts, six commingled funds, five sovereign wealth funds and six non-traded REITs. For information, visit www.kbs.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 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.