



Real Estate
Investment
Trust III

FOR IMMEDIATE RELEASE

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KBS REIT III Signs 71,043 Sq. Ft. in Leases at 500 West Madison

CHICAGO, (June 11, 2014) – [KBS Real Estate Investment Trust III](#) (“KBS REIT III”), a public non-traded real estate investment trust based in Newport Beach, Calif., announces a significant grouping of leases signed at [500 West Madison](#), which was acquired by the REIT in December 2013. Along with a 47,423-square-foot expansion/extension signed by Lincoln International, a total of 71,043 square-feet in leases have been signed there.

Michael Lirtzman and Courtney Baratz of Transwestern represented KBS REIT III in the transactions. Lisa Davidson and Tiffany Winne of Studley represented Lincoln International in its lease, while Todd Lippman and James Whalen of CBRE represented Here North America in a 12,214-square-foot expansion. Additionally, Jonathan Gordon and Jordan Mellovitz of Cushman & Wakefield represented new tenant Inventus in a 9,925-square-foot lease and Jesse Slack of MB Real Estate brokered a 1,481-square-foot extension with Alliance Tech Group.

“We are pleased to announce this group of leases KBS REIT III signed at its recently acquired 500 West Madison property,” said KBS Capital Markets Group Senior VP/Market Leader Brett Merz. “Thanks to its location near other high-quality assets and unmatched proximity to key public transportation, 500 West Madison is in a great position for success in the West Loop submarket, which is a very active and desirable submarket in Chicago today.”

500 W. Madison is a 1.46-million-square-foot office tower that is recognized as one of the centerpieces of Chicago’s commercial infrastructure. The 40-story building combines office and retail components and is located in the city’s West Loop submarket, which is home to the majority of newer commercial office developments within Chicago’s CBD.

The property sits above the Ogilvie Transportation Center, one of two main suburban train stations connecting the Chicago suburbs with downtown, and provides direct access to city trains, buses and expressways, making it a nexus for Chicago’s transit network. The tower’s first two levels contain nearly 64,000 square-feet of retail space with 45 stores and restaurants.

(more)

Other KBS-affiliated companies own assets in the Chicago area, including the 23.7-acre Woodfield Preserve Office Center in Schaumburg and the 1.3 million square foot 300 N. LaSalle office tower on the north bank of the Chicago River in Chicago's CBD. KBS REIT III does not hold any interest in Woodfield Preserve Office Center or 300 N. LaSalle.

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 in 1992. Since its inception, KBS Realty Advisors and its affiliated companies have completed transactional activity of approximately \$30 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 statements relating to KBS REIT III's ability to invest in and manage a diverse portfolio, and the performance of 500 W. Madison and of the Chicago 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 500 W. Madison'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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