



Real Estate
Investment
Trust II

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KBS REIT II Signs 20,716 Sq. Ft. in Leases at Granite Tower in Denver

DENVER, (March 26, 2014) – [KBS Real Estate Investment Trust II](#) (“KBS REIT II”), a public non-traded real estate investment trust based in Newport Beach, Calif., announces the signing of 20,716 square-feet of leases at its [Granite Tower](#), a 562,709-square-foot LEED Gold Certified office tower in Denver’s CBD. Granite Tower is currently 96-percent leased.

Banker’s Bank of the West, which has been a tenant since the building was developed, renewed and expanded a lease now totaling 17,675 square-feet. Nathan Johnson and Pete Staab of Newmark Grubb Knight Frank represented KBS in the transaction, while Mike Rooks of Jones Lang LaSalle represented the tenant.

In another lease, Integris Holdings, LLC, expanded its space at Granite Tower to 3,041 square-feet. Johnson and Staab brokered the deal for KBS; Natasha Felten of Colorado Commercial Properties represented Integris.

Granite Tower rises 31 stories over an entire block at 1099 18th Street in Denver. The asset benefits from its central Denver location which is in close proximity to Coors Field and the redeveloped Union Station. It also features a three-level parking structure.

“Granite Tower is a landmark building in Denver’s CBD that’s had an occupancy north of 90-percent since KBS REIT II acquired it in 2010,” said KBS Capital Advisors Senior VP/Asset Manager Mark Brecheen. “Its location, ongoing improvements and status as a LEED Gold-certified building have helped it remain a top asset in the northwest quadrant of Denver’s CBD.”

KBS REIT II also owns Crescent VIII, an 82,265-square-foot office building in Greenwood Village. Other Denver-area assets owned by KBS-affiliated companies include [210 University](#), a 128,845-square-foot office building in Denver; and [Peakview Tower](#), a 264,149 square-foot office building in Centennial.

(more)

About KBS

KBS Capital Advisors is KBS REIT II's external advisor and 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 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 KBS REIT II's ability to invest in and manage a diverse portfolio, the performance of the Granite Tower office property and the performance of the Denver real estate market. These statements are subject to known and unknown risks, uncertainties and other factors which may cause KBS REIT II's or Granite Tower'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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