



Real Estate  
Investment  
Trust II

**FOR IMMEDIATE RELEASE**

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**KBS REIT II Signs 37,216 Sq. Ft. in Leases  
at One Main Place in Portland, Ore.**

***A 25,483-square-foot lease with Federal Public Defenders is among  
several signed at the 315,133-square-foot office building***

PORTLAND, Ore., (July 30, 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 37,216 square-feet in leases at its [One Main Place](#) office building in Portland, Ore.

Federal Public Defenders signed a 25,483-square-foot lease renewal at One Main Place, while kCura signed a new, 3,009 square-foot lease. Kevin Kaufman and Charles Safley of CBRE represented both sides in the transactions.

Kaufman and Safley represented KBS REIT II in additional leases at One Main Place including a new, 2,122-square-foot lease by Guardian Residential Lending, as well as others signed by Hunt & Associates, State Farm, Fischer NW and Banner Bank for a combined additional 6,602 square-feet. Hunt & Associates was represented by Greg Gonzales of Colliers International, while Blake St. Onge of Fischer NW represented Fischer NW. NAI Norris, Beggs & Simpson brokered the deal for Guardian Residential Lending.

One Main Place is a 20-story, 315,133-square-foot office building located in Portland’s Central Business District (CBD) at the intersection of SW Main Street and SW 1<sup>st</sup> Avenue. The buildings location attracts corporate tenants that depend on proximity to the county or federal courthouses, both of which are within walking distance.

“We believe recent improvements and a series of additional improvements on tap at One Main Place will help further position the asset among tenants seeking a professional-quality environment in Portland’s CBD,” said KBS Capital Advisor Senior VP/Market Leader Mark Brecheen.

Construction is set to begin in June for One Main Place improvements that include a new conference room and fitness area with showers and lockers. Recent improvements there include new elevator lobbies and refinished elevator cabs.

(more)

KBS-affiliated companies own other Portland-area assets, including [ADP Plaza](#), a two-building, 180,772-square-foot office property on the outskirts of the CBD and [Triangle Corporate Park III](#), a 127,504-square-foot office building in Tigard, Ore.

### **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](http://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 One Main Place office property and the performance of the Portland, Oregon real estate market. These statements are subject to known and unknown risks, uncertainties and other factors which may cause KBS REIT II's or One Main Place'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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