



Real Estate
Investment
Trust II

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**KBS REIT II Introduces Enhanced Amenity Package
at Park Avenue at Morris County**

FLORHAM PARK, N.J. (July 8, 2014) – [KBS Real Estate Investment Trust II](#) (KBS REIT II), a Newport Beach, Calif.-based public, non-traded real estate investment trust, announces a new, best-in-class amenity package at its 1.15 million-square-foot [Park Avenue at Morris County](#), a Florham Park, N.J., office park.

[Recently added amenities](#) at Park Avenue at Morris County have created a true lifestyle experience at this trophy-quality asset in suburban New Jersey. Among the features is a fleet of private shuttles that service local amenities and provide access to the Madison New Jersey Transit Rail Station. Also incorporated is a new umbrella service and a mobile app that provides a one-stop shop for tenants to access the park's amenity offerings.

Other amenities at Park Avenue at Morris County include a new conference center, an upgraded dining facility and electric car charging stations. A new, full-service fitness center has been built that includes an outdoor cross-fit station, massage room and aerobic center. Trainers and a massage therapist will be available on-site with session appointments available via the mobile app. The app also links tenants to the park's food delivery program directly to the main café.

"We have been rolling out new concepts over the past year at Park Avenue at Morris County, all focused on making the tenant experience unmatched among its Class-A office property peers in this marketplace," said Shannon W. Hill, KBS senior VP/Market Leader. "We believe this is the premier office community in the market and these added services show a commitment by KBS REIT II to keep it that way. The results of these efforts are reflected in the building's growing occupancy.

"Our accomplishments to date represent only the first phase of a new platform dedicated to tenant services," Hill said. "We will continue to roll out new programs over the next 12 months."

(more)

"The extensive upgrades at Park Avenue at Morris County reflect the pent-up demand for high-grade, lively office spaces with seamless access to transit options," commented Jeffrey L. Heller, Avison Young Principal and Managing Director of the firm's New Jersey office. "We anticipate continued leasing momentum in the complex as commercial tenants increasingly target these dynamic work environments."

Park Avenue at Morris County is a six-building, property strategically located near the intersection of Columbia Turnpike and Park Avenue. The campus is easily accessed from the Columbia Turnpike exit off Route I-24. It is in close proximity to mass transit options, as well as a vast network of roadways, including I-287, I-80, I-78 and routes 10 and 46. Offering convenient access to three airports — Morristown, Essex County and Newark Liberty International — the campus is 35 miles outside of New York City in the heart of the Boston-Washington corridor.

About KBS

KBS Capital Advisors 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 Park Avenue at Morris County office property and the performance of the New Jersey real estate market. These statements are subject to known and unknown risks, uncertainties and other factors which may cause KBS REIT II's or Park Avenue at Morris County'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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