



Strategic
Opportunity
REIT

FOR IMMEDIATE RELEASE

Media Contact:

Mike Besack
DGWB for KBS Capital Advisors
(714) 881-2317
mbesack@dgwb.com

**KBS Strategic Opportunity REIT Signs 107,495 Sq. Ft.
in New Leases at Powers Ferry Landing East**

***KBS increases occupancy at Atlanta office building
by 60% since mid-2013***

ATLANTA (March 6, 2014) – [KBS Strategic Opportunity REIT](#), a public non-traded real estate investment trust based in Newport Beach, Calif., announces 107,495 square-feet of leases signed at its Powers Ferry Landing East office building in Atlanta. The property, which was 24.86-percent-occupied in mid-2013, now stands at 85-percent leased.

Among the 15 new leases signed at Powers Ferry Landing East are a new, 26,339-square-foot lease by LOMA; a new, 11,890 square-foot lease by Penton Business Media; a new, 9,505-square-foot lease signed by MGIC; and a new, 6,798-square-foot lease signed by Stern and Edlin. Georgia Banking also leased additional square footage of 16,889.

The 149,324-square-foot Powers Ferry Landing East is at 6190 Powers Ferry Road about 14 miles north of Atlanta's Central Business District in the Cumberland/Galleria submarket. The building is part of a three-building office park, where KBS Strategic Opportunity REIT in late 2013 sold the complex' two other buildings.

"KBS Strategic Opportunity REIT was able to capitalize on the recent sale of 6151 and 6201 Powers Ferry Landing East to Fulton County Schools by signing tenants that were scheduled to vacate those buildings," said KBS Capital Advisor Senior VP Jeff Rader. "Tenants have been attracted to the significant improvements underway at the asset which includes a new lobby, cafe, conference facility and fitness center."

KBS Strategic Opportunity REIT also owns in Georgia the 188,509-square-foot [Northridge Center I & II](#), in Atlanta and the 34,830 square-foot Village Overlook I & II in Stockbridge. KBS-affiliated companies own the 138,068-square-foot [Overlook I](#), the 160,540 square-foot [Royal Ridge](#) and the 157,902 square-foot [Great Oaks Center](#) in Alpharetta.

(more)

About KBS

KBS Capital Advisors is KBS Strategic Opportunity REIT's external adviser 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 Realty Advisors and its affiliated companies have completed transactional activity of approximately \$26 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 Strategic Opportunity REIT's ability to invest in and manage a diverse portfolio, the performance of Powers Ferry Landing East and the performance of the Atlanta, Georgia, real estate market. These statements are subject to known and unknown risks, uncertainties and other factors which may cause KBS Strategic Opportunity REIT's and/or Powers Ferry Landing'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.

#