



Real Estate  
Investment  
Trust III

**FOR IMMEDIATE RELEASE**

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**KBS REIT III Signs 84,165 Sq. Ft. in Leases  
at 2 Preston Center Buildings**

***Leases are signed at KBS-owned Preston Commons and Sterling Plaza  
in the Preston Center submarket of Dallas***

DALLAS (Aug. 6, 2014) – [KBS Real Estate Investment Trust III](#) (“KBS REIT III”), a public non-traded real estate investment trust based in Newport Beach, Calif., announces the signing of 84,165 square-feet in leases at [Preston Commons](#) and [Sterling Plaza](#), two neighboring office buildings owned by the REIT in the Preston Center submarket of Dallas.

CBRE’s Dennis Barnes, Celeste Fowden, Burson Holman and Seth Thatcher represented KBS REIT III in each of the transactions.

Preston Commons is a three-building, Class-A office park at 8111-8117 Preston Road totaling 427,799 square-feet in Preston Center, while nearby Sterling Plaza is a 313,609-square foot, Class-A, LEED-EB certified office tower located at 5949 Sherry Lane. KBS REIT III acquired the properties in June 2013.

“We feel Preston Commons and Sterling Plaza are two of the premier office properties in Dallas,” said KBS VP/Market Leader Ryan McManigal. “With their location along the North Dallas Tollway, KBS REIT III’s Preston Center properties benefit from a thriving Dallas economy that is both diversified and business-friendly. Demand is also rising in this submarket, which is surrounded on all sides by some of the most affluent residential neighborhoods in Dallas.”

BP Capital signed a 24,162 square-foot renewal at Preston Commons, co-brokered for the tenant by Jerry Averyt of Henry S. Miller and Peery Wood of CBRE. Also at Preston Commons, Medicision, Inc., signed a new, 8,598 square-foot lease (represented by Ric Kanatzer of Studley); Capital Spring signed a new, 2,936-square-foot lease (represented by Mike Cleary of CBRE); and a new, 1,707-square-foot lease was signed there by Yarborough Law (represented by Patrick Interrante of Interrante Realty).

(more)

Leases at Sterling Plaza include: a 20,340-square-foot extension/expansion by Caimen Energy (represented by Waddell Mashburn of Mashburn Commerical Realty); a 9,578-square-foot extension by Toombs Hall Foster, LLC (represented by Larry Denisoff of The Weitzman Group); a 2,972-square-foot extension by Bulky Capital (represented by Eliza Solender of Solender/Hall, Inc.); a 1,934-square-foot renewal by HUGEdata (Richmond Collinsworth of TIG Real Estate Services); a new, 1,781-square-foot lease by Monarch Natural Gas, LLC (represented by Brad Devine of Transwestern); and a 837-square-foot extension by Kym Comer (represented by Deryl Comer, Jr.).

Other leases signed for newer spec suites at Sterling Plaza include Saddle Resources signing a new, 3,284-square-foot lease (represented by Billy Gannon of Cushman & Wakefield); a new, 1,766-square foot lease with stHealth Benefit Solutions (represented by Clay Vaughan of CBRE); a new, 1,541-square-foot lease with Kershaw Family Management (represented by Charley Dickenson of Peloton Commercial Real Estate); and a new, 2,729-square-foot lease by WTAS, LLC (represented by Tom Clark of DTZ).

KBS-affiliated companies own 13 office properties in the Dallas-Fort Worth metroplex, totaling an aggregate of more than 4.4 million rentable square feet. Some of the notable properties include the 364,336-square-foot [Tower on Lake Carolyn](#), 522,043-square-foot [Town Center Office Park](#), both owned by KBS REIT III, and 510,529-square-foot [Providence Towers](#) and 351,683 square foot [Millennium Tower](#), owned by a KBS-affiliated company

### **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 by Peter Bren and Charles J. Schreiber in 1992. Since its inception, KBS Realty Advisors and its affiliated companies have completed transactional activity of more than \$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 statements relating to KBS REIT III's ability to invest in and manage a diverse portfolio, and the performance of Preston Commons, Sterling Plaza and of the Dallas 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 Preston Commons' or Sterling Plaza'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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