



Real Estate  
Investment  
Trust II

**FOR IMMEDIATE RELEASE**

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**KBS REIT II Signs 72,717 Sq. Ft. in Leases  
at Union Bank Plaza in Los Angeles**

***The 627,334-square-foot office/retail tower is 97-percent leased***

LOS ANGELES, (June 23, 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 72,717 square-feet in leases at its [Union Bank Plaza](#), a 627,334-square-foot office/retail tower in Los Angeles. The property currently is 97-percent leased.

John McAniff and Tim Miller of Jones Lang LaSalle represented KBS REIT II in the transactions. New leases signed at Union Bank Plaza include 13,856-square-feet with Arcadis USA, Inc.; 24,475-square-feet by Union Bank; a 16,051-square-foot extension by Regus; 13,028 square-feet by Ropers, Majeski, Kohn & Bentley; 3,946 square-feet with BHH Management; and 1,361 square feet with Thomas Investment Partners.

The 40-story, Union Bank Plaza building is located at 445 South Figueroa Street in downtown Los Angeles’ northwest quadrant of the Bunker Hill submarket. It consists of a 607,517-square-foot office tower, a two-level, 19,817-square-foot retail plaza, and a four-level parking structure.

“Union Bank Plaza has a historically high occupancy level,” said KBS Senior VP/Asset Manager Tim Helgeson. “With numerous improvements in the works at Union Bank Plaza, we believe this property will continue to enjoy success in this market.”

According to KBS Western Regional President Rodney Richerson: “With the recent leasing success, stabilization of the asset and strong investor demand for quality Los Angeles real estate, we will be hiring a real estate investment banking firm to look at strategic options for the asset.”

(more)

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Other Los Angeles assets owned by KBS-affiliated companies include the 173,727-square-foot [Sepulveda Center](#) office building.

### **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](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 Union Bank Plaza office property and the performance of the Los Angeles real estate market. These statements are subject to known and unknown risks, uncertainties and other factors which may cause KBS REIT II's or Union Bank 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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