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**KBS REIT III Signs 10,907-Square-Foot Lease Renewal  
at 201 Spear Street in San Francisco**

SAN FRANCISCO, Calif. (June 17, 2015) – [KBS Real Estate Investment Trust III](#) (“KBS REIT III”), a public non-traded real estate investment trust based in Newport Beach, California, announced today the renewal of a 10,907-square-foot lease with Manion Gaynor & Manning LLP at its 201 Spear Street office building in San Francisco.

The 201 Spear Street building is a Class A, 18-story office tower on the waterfront of San Francisco’s South Financial District. The 252,591-square-foot property sits near the new \$4.2 billion Transbay Terminal project, which is scheduled to be completed in 2017. Its location also includes proximity to additional transportation hubs, a number of new high-rise residential towers, and the iconic Ferry building. KBS REIT III acquired 201 Spear Street in December 2013.

“We love having Manion Gaynor & Manning LLP as a tenant and are glad that they’ve chosen to continue their occupancy at our 201 Spear Street property,” said KBS Senior Vice President Brent Carroll. “We enjoy being able to offer Class A office space in San Francisco’s South Financial District, an area we view among the fastest growing in the US.

Renovations that were finished this month include new two-tone stone flooring and white back-painted glass walls in the lobby. Tenants also have access to new amenities, such as a Wi-Fi enabled lounge, a secured bike storage area, and an eight-seat conference center with video conferencing capabilities.

KBS-affiliated companies own other Northern California assets such as the 309,241-square-foot Ten Almaden, the 610,083-square-foot Corporate Technology Centre, the 142,700-square-foot 350 Plumeria Drive, and the 85,000-square-foot 3200 North First Street, all in San Jose, as well as the 815,018-square-foot Towers at Emeryville.

Zach Siegel and Sam Wasserstein of Cushman & Wakefield represented KBS REIT III in the leases. Chris Johnke of DTZ represented Manion Gaynor & Manning LLP.

## **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 registered investment advisor founded by Peter Bren and Charles J. Schreiber in 1992. Since its inception, KBS affiliated companies have completed transactional activity in excess of \$32 billion via 14 separate accounts, six commingled funds, five sovereign wealth funds and six non-traded REITs. For information, visit [www.kbs.com](http://www.kbs.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 201 Spear Street and of the San Francisco 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 201 Spear Street'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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