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KBS REIT III Renews a 16,194-Square-Foot Lease at Anchor Centre in Phoenix



PHOENIX, (June 27, 2016) – [KBS Real Estate Investment Trust III](#) (“KBS REIT III”), a non-traded real estate investment trust based in Newport Beach, California, announced today the renewal of a 16,194-square-foot lease by Northwestern Mutual, a financial planning company, at Anchor Centre. The Class A, two-building office complex totals 333,014 square feet and is located in Phoenix’s Camelback Corridor.

Anchor Centre offers a strong amenity base, including a dry cleaning service, a fitness center offering personal training, cardio and strength training machines and free weights, a conference and training room, a mobile car wash service, underground parking and a tenant lounge and game room. Tenants can also enjoy various dining options, including City Market Deli & Catering, a delicatessen offering a full-service Starbucks, and The Gladly, a five-star restaurant. Additionally, Anchor Centre hosts “Food Truck Tuesday” on select Tuesdays each month in its outdoor common area with gourmet food trucks and pop-up boutiques.

The property’s desirable location near 24th Street and Camelback provides easy access to Phoenix’s shopping, restaurants and hotels, and tenants can take a free shuttle service to nearby amenities.

“We are very glad that Northwestern Mutual has chosen to extend its time at Anchor Centre,” said Tim Helgeson, senior vice president at KBS. “The property’s unparalleled onsite amenities make for an upscale experience within a vibrant urban setting where tenants can enjoy working.”

Mike Beall of Cushman & Wakefield represented KBS REIT III, and Chris Krewson and Mike McQuaid of Newmark Grubb Knight Frank represented Northwestern Mutual in the transaction.

About KBS

KBS Capital Advisors is the external advisor to KBS Real Estate Investment Trusts (REITs), and is an affiliate of KBS Realty Advisors, a private equity real estate company and SEC-registered investment adviser founded in 1992. Since its inception, KBS-affiliated companies have completed transactional activity in excess of \$31.9 billion via 14 separate accounts, six

commingled funds, five sovereign wealth funds and seven non-traded REITs. For information, visit 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 Anchor Centre and of the Phoenix 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 Anchor Centre'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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