



Media Contact:

Janelle Joseph
Prosek Partners for KBS
(212) 279-3115
jjoseph@prosek.com

KBS Signs Over 14,000 Square Feet in Leases with Lion Street at 515 Congress in Austin

AUSTIN, Texas (Sept. 27, 2018) – [KBS](#), based in Newport Beach, California, announced today the signing of 14,068 square feet in leases at 515 Congress in Austin, Texas. Lion Street, a leading financial services company, renewed nearly 11,000 square feet and leased an additional 3,000 square feet. The office property is part of the KBS Real Estate Investment Trust III portfolio.

The building is a 26-story Class A office tower with over 263,000 square feet of rentable space. The property offers unobstructed views of the State Capitol, Congress Avenue and Lady Bird Lake, and access to 12,000 square feet of street-level retail. Tenants benefit from onsite amenities including a private fitness and training center with showers and lockers, coffee bar, restaurants and more.

Located in downtown Austin, 515 Congress is a short walk to waterfront views at the Colorado River. The property's central location offers easy access to many historic landmarks, including Austin's Historic Center and Public Library, the Texas State Capitol Building and Texas Governor's Mansion. Tenants at the property are also in close proximity to multiple dining options such as Eddie V's Prime Seafood and The Capital Grille.

"Longstanding tenants like Lion Street continue to enjoy the dynamic and historic area," said Giovanni Cordoves, senior vice president for KBS and asset manager for the property. "The floor-to-ceiling windows and views of the downtown skyline make 515 Congress a highly desirable place to office in downtown Austin."

Stream Realty represented KBS in the transaction.

About KBS

KBS Realty Advisors is a private equity real estate company and SEC-registered investment advisor founded in 1992. KBS Realty Advisors and its affiliated companies have completed transactional activity of over \$38 billion via 16 separate accounts, six commingled funds, five sovereign wealth funds and eight 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 Real Estate Investment Trust III's ability to invest in and manage a diverse portfolio, and the performance of 515 Congress and of the Austin real estate market. These statements are subject to known and unknown risks,

uncertainties and other factors which may cause KBS Real Estate Investment Trust III's and/or 515 Congress'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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