



Strategic
Opportunity
REIT

FOR IMMEDIATE RELEASE

Media Contacts:

Cindy Tullues or Bob Ochsner
DGWB for KBS Realty Advisors
(714) 881-2310
ctullues@dgwb.com
bochsner@dgwb.com

**KBS Strategic Opportunity REIT
Resigns Mercury Insurance at North Atlanta Complex**

***23,185-sq.-ft. lease will keep Mercury Insurance Services LLC
at Atlanta's Northridge Center***

ATLANTA (May 22, 2012) – [KBS Strategic Opportunity REIT](#), a public non-traded real estate investment trust based in Newport Beach, Calif., has resigned [Mercury Insurance Services LLC](#) to a 23,186-square-foot lease at its [Northridge Center I and II](#) complex 25 miles north of downtown Atlanta. Mercury has maintained its Georgia Regional Office on the sixth floor of Northridge Center II since 2006.

Mercury is one of the fastest growing automobile insurers in the nation, and the third-largest private passenger automobile insurer in California, with total assets of more than \$4 billion. Peter Carr with Corporate Realty Associates in Santa Monica worked with Abba Waller of Partners Atlanta to negotiate the transaction for Mercury while David C. Tyler of [PM Realty Group](#) of Atlanta represented KBS.

Northridge Center is a two-building Class A office complex offering 188,509 square feet of Class A office space in Atlanta's Central Perimeter, between Alpharetta to the north and the intersection of Georgia 400 and I-285 to the south. The two buildings – the four-story Northridge I at 365 Northridge Road, featuring a dedicated corporate headquarters space, and six-story Northridge II at 375 Northridge Road – measure 64,381 and 124,128 square feet, respectively. Onsite features include 724 garage and surface parking spaces, a fitness center and café.

An extensive, property-wide renovation encompassing lobbies, common areas, landscaping and parking facilities will be completed later this year. KBS is also working toward ENERGY STAR® certification of the property.

KBS and affiliated companies own eight properties totaling more than 3.8 million square feet in the Atlanta area. In addition to Northridge Center, these include [Piedmont Center 5-8](#) and [Overlook I](#) in Atlanta; [Hartman Business Center One](#) and [Hartman II](#) in Austell; [Great Oaks Center](#) and [Royal Ridge](#) in Alpharetta; and [Village Overlook I and II](#) in Stockbridge.

(more)

KBS Strategic Opportunity REIT is a public, non-traded real estate investment trust that invests in and manages a diverse portfolio of real estate-related loans, opportunistic real estate, real estate-related debt securities and other real estate-related investments. KBS Strategic Opportunity REIT was sponsored indirectly by Charles J. Schreiber, Jr., Peter Bren, Keith Hall and Peter McMillan III, and is advised by KBS Capital Advisors LLC, an affiliated entity which is indirectly owned and controlled by KBS Strategic Opportunity REIT's sponsors.

About KBS

KBS Capital Advisors is an affiliate of KBS Realty Advisors LLC, a private equity real estate company and SEC-registered investment advisor founded by Peter Bren and Charles J. Schreiber, Jr. Since 1992, KBS Realty Advisors and its affiliated companies have completed transactional activity of more than \$22 billion via 14 separate accounts, six commingled funds, five sovereign wealth funds and five non-traded REITs. For information, visit www.kbsrealty.com

This release may contain forward-looking statements within the meaning of Section 27A of the Securities Act of 1933, as amended (the "Securities Act"), and Section 21E of the Securities Exchange Act of 1934, as amended (the "Exchange Act"), including KBS Strategic Opportunity REIT's ability to invest in and manage a diverse portfolio. These statements are subject to known and unknown risks, uncertainties and other factors which may cause KBS Strategic Opportunity REIT's or 1180 Raymond Blvd.'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.