



Strategic
Opportunity
REIT

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KBS Strategic Opportunity REIT Signs Lease at Westmoor Center

WESTMINSTER, Colo., (Oct. 20, 2014) – [KBS Strategic Opportunity REIT](#), a public non-traded real estate investment trust based in Newport Beach, Calif., announced today the signing of a new lease with Reed Group at Westmoor Center for a majority of Building 4, a 97,000-square-foot, two-story building within the park. The new lease will increase Reed Group’s presence in Westmoor Center. Reed Group products and services help organizations address FMLA, ADA, state and local regulatory leaves, workers’ compensation, short- and long-term disability, and more.

KBS Strategic Opportunity REIT has implemented capital improvements to this six-building, Class A office campus located in Denver’s Northwest office market. In addition to building out the business center, which contains four conference rooms accommodating 10-130 people, the REIT plans to renovate the lobby of Building 4, which Reed Group will occupy.

“As we continue to make improvements to Westmoor Center, we believe we’ll attract and retain more top tier companies like Reed Group,” said KBS Senior VP Shep Wainwright. “The tenants see the value in an amenity-rich environment.” Reed Group cited the property’s amenities, and its location between Denver and Boulder close to US 36, among the reasons the company chose to expand at the Westmoor location.

“Amenities at Westmoor Center have been designed—often around direct tenant suggestion—to provide a platform for corporate tenants to attract and retain talent. We believe these amenities have made Westmoor Center a popular choice for large companies like Reed Group,” said Austin Fairbourn of CBRE, Inc., who represented KBS Strategic Opportunity REIT in the lease.

The property’s amenities include an on-site deli, the West View Recreation Center, showers and lockers in every building, enclosed bike shelters at every building, three and a half miles of open trails, and an 18-hole championship golf course.

Westmoor Center is located in the Northwest submarket of Denver, approximately halfway between downtown Denver and Boulder. The submarket benefits from its concentration of technology companies, a highly-educated workforce and proximity to the Rocky Mountains. The location also offers convenient access to corporate travel via the Rocky Mountain Metropolitan

Airport, more than 200 shops at the Flatiron Crossing Mall and the 1st Bank Center, a new 180,000-square-foot event center.

¹According to Building Owners and Managers Association International, Class A office buildings are the most prestigious buildings and have high quality finishes, state of the art systems, exceptional accessibility and a definite market presence.

About KBS

KBS Capital Advisors is KBS Strategic Opportunity REIT's external adviser and is an affiliate of KBS Realty Advisors LLC, a private equity real estate company and SEC-registered investment advisor founded in 1992. Since its inception, KBS Realty Advisors and its affiliated companies have completed transactional activity in excess of \$30 billion via 14 separate accounts, six commingled funds, five sovereign wealth funds and six 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 KBS Strategic Opportunity REIT's ability to invest in and manage a diverse portfolio, the performance of Westmoor Center and the performance of the Westminster real estate market. These statements are subject to known and unknown risks, uncertainties and other factors which may cause KBS Strategic Opportunity REIT'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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