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KBS Strategic Opportunity REIT Signs Over 32,000 Square Feet in Leases at 353 Sacramento in San Francisco



SAN FRANCISCO (June 30, 2017) – [KBS Strategic Opportunity REIT](#), a non-traded real estate investment trust based in Newport Beach, California, announced today the signing of 32,359 square feet in leasing deals at 353 Sacramento in San Francisco. Landmark Education, LLC, a company offering seminars and training courses to guide personal development, renewed their leases for a total of 13,760 square feet. Pentaho, an intelligence software company, expanded their lease to a total of 18,599 square feet.

Located in San Francisco’s Financial District, the Class-A, 23-story-office tower has over 284,000 square feet of total rentable space with 273,856 square feet dedicated to office space and 10,895 square feet of street-level retail space. Onsite amenities include 24/7 security, a conference center, a full-service banking branch, a café and freight elevators. The building, positioned at the corner of Sacramento and Battery Streets, is in a prime location within the San Francisco Bay Area. Tenants have access to over 100 nearby restaurants and retailers.

Just two blocks from the Metro Embarcadero Station and one block from the Embarcadero Center Parking Garage, 353 Sacramento provides tenants with easy access to public transportation such as rail-car lines, bus routes, a cross-bay ferry service, and the transit system, as well as abundant parking. The property also has convenient connections to Highway 101, the Golden Gate Bridge and Marin County.

“We are very proud of our team and their efforts at 353 Sacramento as they continue to create relationships with prestige tenants,” said Michael Potter, vice president at KBS and asset manager for the property. “353 Sacramento’s superior location and amenities offer a 24/7 work-life environment that continues to attract such tenants.”

Robert Larschied of The Axiant Group represented Landmark Education, LLC and David Mitchell of DM Vantage, Inc. represented Pentaho in the respective deals. Steve Anderson and Matt Griffin of JLL represented KBS Strategic Opportunity REIT in the transactions.

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 \$33 billion via 15 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 KBS Strategic Opportunity REIT's ability to invest in and manage a diverse portfolio, the performance of 353 Sacramento and the performance of the San Francisco real estate market. These statements are subject to known and unknown risks, uncertainties and other factors which may cause KBS Strategic Opportunity REIT's and 353 Sacramento'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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