



Strategic
Opportunity
REIT

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KBS Strategic Opportunity REIT Signs 33,701 Sq. Ft. in Leases at Maitland Promenade II

***Occupancy at the 230,366-square-foot office building
outside Orlando, Fla., climbs to 92-percent***

MAITLAND, Fla., (April 21, 2014) – [KBS Strategic Opportunity REIT](#), a public non-traded real estate investment trust based in Newport Beach, Calif., announces the signing of three leases at its [Maitland Promenade II](#) building, a 230,366-square-foot office building in Maitland, Fla., just outside Orlando. KBS Strategic Opportunity REIT purchased the building in December 2013 and has raised occupancy from 77-percent to 92-percent today. The building is managed by Flagler Real Estate Services.

Leases signed at Maitland Promenade II include a new 20,113-square-foot lease with Taylor Morrison Home Funding; an 8,526-square-foot expansion by Centene; and a 5,062-square-foot expansion by New York Life.

Scott Bell, Flagler Real Estate Services VP, and Phil Marchese, director of leasing for Flagler Real Estate Services, represented KBS Strategic Opportunity REIT in the separate lease transactions. Steve Coughlin of Coughlin Commercial represented Taylor Morrison Home Funding, while Scott Bazoian with Cassidy Turley represented Centene and Dave Chapin of Jones Lang LaSalle brokered the deal for New York Life.

Located at 495 N. Keller Road near the intersection of Maitland Boulevard and less than 1 mile from Interstate-4, Maitland Promenade II is in the heart of Orlando's Maitland Center submarket. Maitland Promenade II's on-site amenities include full-service café, a three-story parking garage and fitness center.

"We believe Maitland Promenade II is one of a handful of assets that tenants consider in Maitland when looking for office space because of its efficient floor plates and covered parking," said KBS Capital Advisors Senior VP Jeff Rader.

(more)

“We anticipate future growth of tenants will lead to further leasing activity in our building and similar assets in Maitland,” Rader said.

About KBS

KBS Capital Advisors is KBS Strategic Opportunity REIT’s external adviser 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 of approximately \$30 billion via 14 separate accounts, six commingled funds, five sovereign wealth funds and five non-traded REITs. For information, visit www.kbscapital.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 Maitland Promenade II and the performance of the Orlando real estate market. These statements are subject to known and unknown risks, uncertainties and other factors which may cause KBS Strategic Opportunity REIT’s or Maitland Promenade II’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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