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KBS Renews 19,000-sq.-ft. Lease Near Raleigh, N.C.

Access Point, Inc., signs long-term lease at the Class A Crescent Green complex

CARY, N.C. (Oct. 10, 2011) – KBS Capital Advisors, an affiliate of KBS Realty Advisors of Newport Beach, Calif., has renewed the lease for the 19,146-square-foot headquarter office of Access Point, Inc., at the KBS Real Estate Investment (KBS REIT I)-owned Crescent Green complex in the Raleigh, N.C., submarket of Cary, located 10 miles west of downtown. The non-traded REIT acquired the 248,832-square-foot, three-building Crescent Green in 2007.

Matthew Cooke of the Jones Lang LaSalle office in Raleigh represented Access Point while Ed Pulliam and John Brewer with CB Richard Ellis in Raleigh negotiated the lease on behalf of KBS.

Access Point is a telecommunications service company that has maintained its headquarters in the first floor of Crescent Green 1100 since 2000.

Crescent Green is a three-building 24.43-acre complex constructed in 1996 with renovations in 2010 and 2011. Located 15 miles from the Raleigh-Durham International Airport at the intersection of U.S. 1 and Highway 64, the property is part of The Crescent, a 138-acre, master planned, mixed-use development with a rich amenity package. The property is also proximate to hotels and country and fitness clubs.

KBS and affiliated companies also own the 126,928-square-foot Colonnade One property in Raleigh.

About KBS

KBS Capital Advisors is an affiliate of KBS Realty Advisors, which is a private equity real estate company and SEC-registered investment advisor founded by Peter Bren and Charles Schreiber, Jr. Since 1992, KBS Realty Advisors and its affiliated companies have completed transactional activity in excess of \$20.55 billion via 14 separate accounts, six commingled funds, five sovereign wealth funds and five non-traded REITs. For information, visit www.kbsrealty.com.

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