



Strategic
Opportunity
REIT

FOR IMMEDIATE RELEASE

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KBS Strategic Opportunity REIT Signs Two Leases at North Atlanta Complex

Non-traded REIT signs more than 31,000 square feet in commitments at Northridge Center I & II

ATLANTA (July 16, 2012) – [KBS Strategic Opportunity REIT](#), a public non-traded real estate investment trust based in Newport Beach, Calif., has signed one new and one renewal lease for a total of 31,324 square feet at its [Northridge Center I & II](#) complex 25 miles north of downtown Atlanta. KBS acquired the 188,509-square-foot property in March 2011.

[Hire Velocity](#), a national recruitment process outsourcing firm, has relocated its Norcross, Ga. office to 8,138 square feet in Northridge Center II. Wes Vaughn of [CRESA Partners](#) in Atlanta and Jimmy Johnson of [CNL Commercial Real Estate](#)'s Tampa, Fla. office, were the tenant rep brokers, while David Tyler, Bill Weghorst and Dean Giordano of [PM Realty Group](#) of Atlanta represented KBS.

[Mercury Insurance Services LLC](#) renewed its 23,186-square-foot lease on the sixth floor of Northridge Center II. The company has maintained its Georgia Regional Office there 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 Tyler, Bill Weghorst and Dean Giordano represented KBS.

Northridge Center is a two-building office complex offering 188,509 square feet of 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.

(more)

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 six properties totaling more than 1.2 million square feet in the Atlanta area. In addition to Northridge Center, these include [Piedmont Center 5-8](#) and [Overlook I](#) in Atlanta; [Great Oaks Center](#) and [Royal Ridge](#) in Alpharetta; and [Village Overlook I and II](#) in Stockbridge.

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 is a private equity real estate company and SEC-registered investment advisor founded in 1992. Since its inception, KBS and its affiliated companies have completed transactional activity in excess of \$22.4 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 (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 actual results, performance or achievements to be materially different from any future results, performance or achievements expressed or implied by such forward-looking statements.