



KAIROS REAL ESTATE PARTNERS' COMPLETES TOM JAMES, CAFÉ RENEWALS AT TRIAD BUILDING

KING OF PRUSSIA, PA – OCTOBER 15, 2013 – Kairos Real Estate Partners has completed a series of lease transactions at its newly renovated and repositioned Triad building in the heart of the Conshohocken, Radnor, and King of Prussia submarket. Kairos and Artemis Real Estate Partners, of Chevy Chase, MD, acquired Triad in 2013.

In the first of two long-term lease renewals at the four-story, 180,000-square-foot, Class A office property at the center of Renaissance Corporate Park, Tom James Company — one of the world's largest manufacturers and retailers of custom clothing — will continue to occupy its 4,000-square-foot office space on the first floor.

In the second transaction, Kairos completed a long-term renewal with Triad Café, a ground-floor eatery which serves breakfast and lunch from 7:30 AM to 5:00 PM Monday through Friday, and includes seating for 80 people in the newly renovated 55' atrium lobby with an accenting centered skylight. Breakfast options include hot and cold meals, while lunch includes soup and chili, salads, sandwiches, and wraps. All food is made fresh and on-site, and the café offers catering and take-out.

The two renewals follow the recent announcement that financial services firm Spring Mill Partners has agreed to a long-term, 3,000-square-foot lease for a brand new suite on the third floor.

"The request for premium space at Triad from both new and existing tenants continues to escalate," said Kairos President Stephen J. Gleason. "The capital improvement program we completed at the property has taken a staple of the business community and elevated to elite status."

The well-located building has been completely updated with the latest in technologies and infrastructure, now offering tenants one of the few blocks of large, Class A office space in the Philadelphia metro region, making it an ideal setting for a diversity of space users. These three firms are the latest tenants to sign leases in the amenity-rich building, which also includes glass enclosed elevators; 8' 6" finished tenant ceiling heights; and incredible window line with scenic views.

Built in 1985, Triad also includes renovated common areas and restrooms; a tenant-only fitness center with lockers and showers; an on-site café and deli equipped with full

service corporate catering; and, a conference center. Tenants also have access to a daycare facility within Renaissance Park, on-site jogging trails, and abundant outdoor parking. As an additional rare amenity in the entire Philadelphia suburban office market, Triad offers private executive parking underneath the building, servicing 68 vehicles.

Triad is centrally located, just 30 minutes from Center City Philadelphia, 40 minutes from Philadelphia International Airport, and less than two miles to downtown Conshohocken, Radnor, and numerous hotels, retail stores, and restaurants. It is convenient to all major thruways including I-76 (Schuylkill Expressway), I-476 (the Blue Route), and I-276 (the Pennsylvania Turnpike).

About Kairos Real Estate Partners, LLC

Founded by 25-year real estate industry veteran Stephen J. Gleason, Kairos Real Estate Partners is a real estate company that invests in and operates best-in-class office and mixed-use assets. Kairos partners with institutional as well as private investors to fund acquisitions across the risk spectrum where value can be added through leasing, hands-on asset and property management, and property repositioning. For more information visit, www.kairosrep.com.