



KAIROS REAL ESTATE PARTNERS COMPLETES 24,000 SF OF HEALTHY LEASING AT TRIAD BUILDING

-- Communications Media, Genomind, Seasons Hospice & Palliative Care take space at fully renovated, amenity rich, Class A office building in heart of Conshohocken, Radnor, and King of Prussia submarket --

KING OF PRUSSIA, PA – SEPTEMBER 15, 2014 – Kairos Real Estate Partners has completed 24,000 square feet of leasing with three health and medical-themed tenants 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.

Updated with the latest in technologies, infrastructure, and building systems, the four-story, 180,000-square-foot, Class A office property at the center of Renaissance Corporate Park now adds three space users from the wide-ranging medical sector to its roster of tenants, which also includes technology, fashion, and financial services firms.

Among the new transactions:

- Kairos completed a long-term, 9,000-square-foot lease on the first floor with Genomind, Inc., a personalized medicine company, comprised of innovative researchers and expert leaders in psychiatry and neurology.
- Seasons Hospice & Palliative Care of PA signed a long-term, 5,000-square-foot lease for space on the first floor. Seasons of Hospice is a community-based organization with an ongoing mission to find creative solutions that add quality to end-of-life care.
- Medical communications firm Communications Media, Inc. signed a long-term, 10,000-square-foot renewal for office space on the first floor.

Built in 1985, Triad offers tenants a renovated 55' atrium lobby with an accenting centered skylight; glass enclosed elevators; 8' 6" finished tenant ceiling heights; and incredible window line with scenic views. The property 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.

Further, Triad offers 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.

“The medical and healthcare sector is one of the fastest growing niches of the economy, representing a diversity of firms who require best-in-class office space, at a well-located, amenity-rich building with modern infrastructure that is easy to access from the entire region,” said Kairos President Stephen J. Gleason. “Triad is an ideal location for tenants large and small. We continue to sign leases with a wide range of space users and look forward to fully leasing up the building.”

Jim Dugan and Mike Maloney, of Newmark Grubb Knight Frank, represented Kairos in the new lease transactions. Justin Bell, of Newmark Grubb Knight Frank, represented Genomind. Greg Soffian, of Savills Studley, represented Seasons Hospice. Mark Gola, of Gola Corporate Real Estate, represented Communications Media.

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).

Additional tenants in the building including Spring Mills Partners, Tom Jones Company, and Triad Café, among others.

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.