



## **FINANCIAL SERVICES TECHNOLOGY FIRM WORKPAYS.ME STARTS UP LONG-TERM LEASE AT TRIAD BUILDING**

**KING OF PRUSSIA, PA – DECEMBER 16, 2013** – With a continued focus on attracting technology, digital, and media companies to its growing roster of tenants, Kairos Real Estate Partners has arranged a long-term, 5,000-square-foot lease on the first floor with Workpays.me at its 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.

Financial services technology firm Workpays.me — which operates an e-commerce website with more than 50,000 brand name items, and enables the gainfully employed to make big-ticket purchases of computers, furniture, and other goods with no financing charges or fees — is the latest tenant to take space in the four-story, 180,000-square-foot building at the center of Renaissance Corporate Park.

Responding in part to the explosive growth in the tech sector, the well-located, amenity-rich building — which offers one of the few blocks of large, Class A office space in the Philadelphia metro region — was updated with the latest in technologies and infrastructure.

Built in 1985, the property 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. 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.

Over the last several months, Triad also completed lease agreements with Spring Mill Partners, Tom James Company, and the Triad Cafe.

“We made a significant, strategic commitment to renovate Triad to service, among other sectors, the growing needs of technology firms, which represent a growing diversity of

specializations,” said Kairos President Stephen J. Gleason. “With a wealth of amenities, easy commuting access, and modern, efficient tenant spaces, tech firms see Triad as one of the best leasing options in the Philadelphia metro market.”

Jim Dugan and Mike Maloney, of Newmark Grubb Knight Frank, represented Kairos in the transaction. Matt Feeney and Steve Stefanski, of Cresa Partners, represented the tenant.

Operating under the umbrella of financial analytics firm Global Analytics, Workpays.me allows consumers to make direct payments from their bank account or through payroll deductions for their online purchases.

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](http://www.kairosrep.com).