



SPRING MILL PARTNERS SIGNS LONG-TERM LEASE AT KAIROS REAL ESTATE PARTNERS' TRIAD BUILDING

KING OF PRUSSIA, PA – OCTOBER 4, 2013 – Kairos Real Estate Partners has signed financial services firm Spring Mill Partners LLC to a long-term, 3,000-square-foot lease 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.

Spring Mill Partners — which provides a full range of professional financial services for high net worth clients that includes but is not limited to tax services, retirement, and estate planning and family office services — will occupy a brand-new suite on the third floor of the four-story, 180,000-square-foot building, at the center of Renaissance Corporate Park.

While Triad already has a proven track record of attracting growing companies, the well-located property 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.

Spring Mill Partners is the latest tenant to take space in the amenity-rich building, which includes 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.

"We looked in the areas of Conshohocken and Radnor and felt that Triad had much more to offer for the price point, in terms of amenities and location than offices nearby," said Russell T. Hauer, founder and principal of Spring Mill Partners.

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 continues to attract a wide range of sophisticated tenants seeking prime, Class A office space in the Philadelphia metro region," said Kairos President Stephen J.

Gleason. “Employers are drawn to Triad for its wealth of amenities, easy commuting access, and modern, efficient tenant spaces.”

Jim Dugan and Mike Maloney, of Newmark Grubb Knight Frank, represented Kairos in the transaction. Paul Wolfson, of NAI Geis Realty, represented Spring Mill Partners.

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 include ASI Building Solutions and Merlino Design Partnership, 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.