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Kairos Real Estate Partners Completes Successful Repositioning of Apex with Occupancy at 91%

Three New Tenants Lease Over 60,000 SF in Last 90 Days

King of Prussia, PA October 27, 2016 – Kairos Real Estate Partners announced today the successful repositioning of Apex, located in Fort Washington. Since acquiring the 3-building campus in December 2014, Kairos has leased 190,000 square feet of office space, having attracted notable anchor tenants such as Citizens Bank, Allstate Insurance, Lincoln Investments, and Impax Labs.

In September and October alone, three new tenants have signed 8-year leases including:

Citizens Bank – 38,000 SF

The Bank will relocate their suburban offices from Plymouth Meeting to Apex in July 2017.

Office Practicum – 18,000 SF

Relocating its headquarters to Apex in March 2017, this leading provider of electronic health record (EHR) and practice management software solutions for use in pediatric clinical settings is moving from Horsham.

Compassus – 7,400 SF

This Nashville, Tennessee-based company is a nationwide network of community-based post-acute care services operates more than 165 hospice, palliative and home health programs in 30 states across the U.S.

Anchor Tenant List Under Kairos Ownership:

- Lincoln Investments – 53,000 SF
- Allstate Insurance – 25,000 SF
- Impax Labs – 47,000 SF

Apex is luring big corporate names with its attractive campus setting and the newly constructed Hub, a glass box at the center of the campus that connects the three buildings. In addition, tenants enjoy the brand new amenity spaces, including the Apex Café, Apex fitness center and a 7,000-square foot conference and training center. Outdoor grounds include seating for functions, casual gatherings with fire pits and a great lawn for outdoor events.

Situated on 40 acres, just 16 miles northwest of Philadelphia's CBD, Apex is conveniently accessible to the area's two major roadways, as it sits just one mile from the interchange of PA Route 309 and the Pennsylvania Turnpike. In addition, the property enjoys direct access to the Virginia Drive slip ramp of the Pennsylvania Turnpike, located just 0.2 miles from the property.

In addition, Apex provides many benefits to large corporate users, including: abundant electrical power fed from two separate PECO substations; nine-foot finished ceiling heights; efficient floor plates; and, on-site surface and structured parking at an above-standard ratio of 5.3 spaces per 1,000 square feet of rentable area.

Newmark Grubb Knight Frank's Jeff Mack, Adam Shute, Patrick Nowlan and Taylor King represented Kairos in new lease transactions.

About Kairos Real Estate Partners

Founded by 25-year veteran Stephen J. Gleason, Kairos Real Estate Partners is a regional real estate company that invests in and operates best-in-class office and mixed-use assets that include a blend of commercial, residential, cultural and institutional uses. 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.

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