



## **KAIROS REAL ESTATE PARTNERS ANNOUNCES SALE OF 180,000-SF CLASS A TRIAD BUILDING**

KING OF PRUSSIA, PA, March 14, 2017 – Kairos Real Estate Partners announced today the sale of its Triad building to affiliates of Zamir Equities. Terms of the deal were not disclosed. Triad is located at 2200 Renaissance Boulevard.

The four-story, 184,000-square-foot Class A office property was acquired by Kairos and Artemis Real Estate Partners, of Chevy Chase, MD, for \$8.1 million in 2013.

“Triad will always be a very special property to us, as it was the first building in our portfolio,” said Kairos Real Estate Partners President Stephen J. Gleason. “We’re grateful for having amazing tenants who were patient with us during the significant repositioning phase, as we set our eyes on offering one of the best Class A office properties in the Philadelphia metropolitan region.”

Constructed in 1985, Kairos invested \$4.0 million in capital improvements to reposition the building, making significant interior and exterior improvements including new HVAC systems, newly designed common areas, a renovated 55’ atrium lobby with an accenting centered skylight, the Triad Café equipped with full-service corporate catering, the tenant-only Triad Fitness Center with lockers/showers, and the Triad Conference Center. As an additional rare amenity in the entire Philadelphia suburban office market, Triad offers private executive parking underneath the building, servicing 68 vehicles.

Anchor tenants include Liberty Mutual Insurance Company, Genomind, Communications Media, Inc., A.D. Marble & Co., Inc., RatnerPrestia, P.C., ASI Business Solutions, Telerx Marketing, and Triad Café. Kairos increased occupancy from 20 percent to 96 percent, while renewing every expiring tenant lease during its ownership.

Robert Fahey, Jerry Kranzel and Erin Hannan of CBRE represented Kairos and Artemis in the sale of Triad.

### **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).

Press Contact: Phil Nourie / 212-922-1226 or [phil@nouriegroup.com](mailto:phil@nouriegroup.com)