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Staples, Inc. renews 43,000 s/f lease with Hackman Capital at Adams Road

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According to Hackman Capital, Staples, Inc. has renewed its lease at its distribution center at the Adams Road Industrial Park. Staples has occupied the 43,000 s/f space since May, 2007.

The 344,000 s/f, multi-tenant, high-bay distribution center offers Staples amenities including convenient access to western Mass. The building is located near I-90, I-495 and I-290, and is 35 miles west of Boston.

Adams Road Industrial Park is part of the \$516 million National Industrial Portfolio, a joint venture among entities formed by Hackman Capital, Calare Properties, Inc. and KBS Real Estate Investment Trust I. Hackman Capital asset manages the portfolio.

James and David Stubblebine of The Stubblebine Company are the property's listing brokers.

About Hackman Capital

Hackman Capital is a privately-held real estate investment firm specializing in the acquisition, management, redevelopment and adaptive reuse of industrial and office properties. Founded in 1986, the company has acquired or developed more than a billion dollars of property on behalf of the company, various investment funds and institutional clients. Hackman Capital currently manages for its affiliates more than 16 million square feet of real estate across the United States, including 56 buildings and 750 acres of developable land. The company is based in Los Angeles.

Calare Properties is a Massachusetts-based real estate investment manager that currently owns and manages more than 14 million square feet of distribution, manufacturing and office properties throughout the United States. Calare has made over \$630 million in value-focused real estate investments through several private equity partnerships.

For more information, visit www.calare.com.

About KBS REIT

KBS REIT was formed by Peter Bren, President, Charles Schreiber, Chief Executive Officer and Chairman, Peter McMillan, Executive Vice President and Treasurer and Keith Hall, Executive Vice President.

For more information, visit www.kbsreit.com.

About KBS Companies

Headquartered in Newport Beach, Calif., KBS Capital Markets Group (www.kbs-cmg.com) is the dealer manager for KBS REIT I and KBS REIT II. KBS Capital Advisors is the advisor for KBS REIT I and KBS REIT II. Both companies are affiliates of KBS Realty Advisors, a private equity real estate company and SEC-registered investment advisor founded in 1992 by Peter Bren and Chuck Schreiber. Since 1992, KBS has completed transactional activity exceeding \$16 billion via 19 separate accounts, six commingled funds and two private equity REITs. KBS has offices in Newport Beach, San Francisco, Chicago, Boston, Dallas, New York, Washington, DC

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