



FOR IMMEDIATE RELEASE

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KTR ACQUIRES 361,120 SQUARE FEET IN SEATTLE

New York, NY – December 3, 2014 – KTR Capital Partners (“KTR”) announced today that an affiliate closed on the acquisition of 27232 72nd Avenue South (“Kent 167”) in Kent, Washington. Built in 1985, this 361,120 square foot asset is well-located in the Kent Valley with freeway visibility on Highway 167 and easy freeway access via the 277th Street interchange immediately south. The building features 28-33 foot clearance height, ESFR sprinklers and a truck court large enough to accommodate excess trailer parking. In addition, Union Pacific provides active rail service to nine doors on the south side of the building. Highly flexible, Kent 167 is well-suited for a single tenant or multiple users, and KTR will seek to reposition the asset through targeted façade enhancements, office space upgrades, new lighting, new landscaping as well as loading court and parking lot repairs. Kent 167 is currently vacant.

“This acquisition is consistent with our investment strategy of buying highly functional buildings in infill markets at a competitive basis that supports an aggressive asset repositioning plan,” commented Phil Prassas, Senior Vice President of Investments for KTR. “Kent 167 is the only available building in Kent that can accommodate a user larger than 250,000 square feet. Upon completion of the cosmetic and functional upgrades, which are already underway, Kent 167 will be well-positioned to compete as a regional or headquarter location for tenants looking to serve the greater Puget Sound area.”

“This building increased our Seattle footprint to over 3.2 million square feet and complements our 2.8 million square foot Seattle Business Center (“SBC”), also located in Kent, which was acquired in June 2013,” noted Ryan Fitzgibbon, Asset Manager for KTR. “Kent 167 allows us to cater to larger users in the market while leveraging our leasing success at SBC.”

As a result of this acquisition, KTR’s footprint in Seattle now exceeds 3.2 million square feet.

For leasing information, please contact Ryan Fitzgibbon at (206) 331-6126 or rfitzgibbon@ktrcapital.com.

KTR CAPITAL PARTNERS

KTR Capital Partners is a real estate investment, development and operating company focused exclusively on the industrial property sector. Headquartered in New York City with offices in Philadelphia, Chicago, Dallas, Las Vegas, Los Angeles, Miami and Seattle, KTR has an 88 person platform that manages a series of discretionary value-add investment funds that target opportunities throughout major markets in North America. KTR funds currently own a portfolio of approximately 65 million square feet across North America and provide nearly \$7.0 billion of investment capacity. For additional information, please visit www.ktrcapital.com.