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Lincoln Investment Relocating Headquarters to Kairos Real Estate Partners' Apex Fort Washington Building for Long-Term Lease

King of Prussia, PA – Kairos Real Estate Partners has signed Lincoln Investment Planning, Inc., to an 11-year, 48,412-square foot lease at its Apex Fort Washington building, at 601 Office Center Drive. The company is moving its corporate headquarters from the Jenkintown/Wyncote area, where the full-service national financial advisory firm has been based since 1969.

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.

"We chose Kairos' Apex building mainly due to their understanding of the vision we have for our new corporate headquarters," said President and Chief Executive Officer Ed Forst of Lincoln Investment. With a network of over 800 financial advisors nationwide, Lincoln serves the diverse financial needs of nearly 235,000 clients, representing over \$24 billion in assets.

In December of last year, Kairos acquired the nearly 400,000 square-foot class A office buildings located at 600, 601 and 602 Office Center Drive in Fort Washington. Anchor tenants include NutriSystem, Allstate Insurance, AstraZeneca Pharmaceuticals, and AmeriHealth Administrators.

With an extensive rebranding effort already underway with a recent name change of the property to "Apex", symbolizing its geographic locale at one of the highest elevations in the region, Kairos plans to significantly upgrade the properties. Similarly, last summer, Kairos completed the repositioning of its Triad property at 2200 Renaissance Blvd. in King of Prussia, where the firm completely renovated all existing amenities and created several others including a full-service cafe, fitness center, conference center and a dramatic 55' high center atrium.

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, and Patrick Nowlan represented Kairos in the new lease transaction. Patrick Kelley, of Avison Young, represented the tenant. With this latest transaction, Kairos has now completed 73,000 square feet of new leases at Apex in just the last six months, and is in negotiations with several additional tenants. Kairos inked a long-term lease agreement with Allstate for 25,000 square feet shortly after acquiring the properties.

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.