

## KBS Renews a Nearly 200,000-Square-Foot Lease with Global Financial Firm at Thames Street Wharf



BALTIMORE, Md. (March 12, 2019) – [KBS](#), based in Newport Beach, California, announced today that a multinational investment bank and financial services company renewed its 195,783-square-foot lease at Thames Street Wharf in Baltimore, Maryland. The tenant originally chose Baltimore as its main business center outside of New York in 2003 and has been a tenant of Thames Street Wharf since the building was completed in 2010. The group in this location occupies most of the 260,000-square-foot building and consists of a consolidation of several other local offices that support institutional securities processing and other operations.

Thames Street Wharf is an eight-story, Class A, multi-tenant office building located directly on the waterfront of Baltimore Harbor. The property is recognized as the first building delivered to the Harbor Point mixed-use development, which is currently the most successful mixed-use development in Baltimore. The construct was built to trophy-quality standards and is LEED Gold Core & Shell certified for its environmentally-responsible design and construction. The building features floor-to-ceiling glass windows that offer stunning views of the Patapsco River and is equipped with a café/deli, coffee shop, dry cleaning service and concierge service.

The surrounding area has a high walk score, allowing tenants easy accessibility to nearby parks and amenities such as Harbor Point Central Plaza and Broadway Square. The area also has additional amenities including food trucks, restaurants, a farmer’s market and a fitness center. BWI airport and public transportation options serve commuters and business travelers.

The Baltimore Metro economy continues to tick up, according to Cushman & Wakefield’s [Q4 2018 Office Marketbeat](#) report. Significant leasing activity during the fourth quarter has helped increase market rates. Growth in the technology sector, spurred by lower living costs and a high rate of college graduates, has also buoyed the market.

“Thames Street Wharf offers tenants a premier place to do business,” said Stephen Close, senior vice president for KBS and asset manager for the property. “The surrounding area and amenity offerings are key selling points for many tenants and have helped drive the property’s success.

To maintain the buildings trophy-quality standards, KBS will continue to make enhancements to the property in 2019. These enhancements include upgrades to the lobby and common areas.

“We acquired Thames in a joint venture with a sovereign partner, in lieu of an institutional client, knowing that it had generational attributes and that with continued enhancements it would remain attractive to top tier companies,” said Marc Deluca, regional president for KBS. “We are pleased to continue this relationship with such a premier tenant.”

Joe Messina and Brad Crosley of JLL represented the tenant and Dan Callihan of Newmark Knight Frank represented KBS in the transaction.

Please find photos of the property [here](#).

**About KBS**

KBS is a private equity real estate company and an SEC-registered investment adviser. Founded in 1992 by Peter Bren and Chuck Schreiber, it is recognized as one of the largest commercial office owners globally. Since inception, KBS-affiliated companies have completed transactional activity of approximately \$40 billion via 16 separate accounts and six commingled funds, for government and corporate pension funds. Additionally, KBS has sponsored five sovereign wealth funds and seven SEC-registered, non-traded REITs. For more information on KBS, its properties and real estate portfolios, please visit [KBS.com](http://KBS.com). For information about KBS' current offering, please visit [KBSDIRECT.com](http://KBSDIRECT.com), open to accredited investors and to Registered Investment Advisers for individual and self-directed IRA accounts with no commission or upfront load and a minimum investment of \$25,000. Registration as an investment adviser does not imply any particular level of skill or training.

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