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CONTACT: Douglas A. Knaus
Managing Partner,
Houston
713-355-9100

**MEANS KNAUS PARTNERS AND US ADVISORS INVOLVED IN
BRIAR FOREST CROSSING ACQUISITION**

January, 2005 – Houston – Means Knaus Partners, L.P., a Texas-based real estate services and investment firm with offices in Dallas, Houston and Denver, announced its acquisition of Briar Forest Crossing in partnership with US Advisors. A Class A, four-story, 94,399-square-foot office building, Briar Forest Crossing is located on approximately 2.5 landscaped acres within Houston's dynamic Westchase District. Strategically located at Briar Forest and the West Sam Houston Parkway, the building offers easy ingress and egress to Houston's extensive freeway network, the new Westpark Toll Road, Highway 6, and numerous master-planned communities located just west of the property.

Briar Forest Crossing is served by a two-story attached parking garage offering 206 spaces. Current tenants include U.S. Physical Therapy, Inc., First Franklin Financial and Perry Homes.

About Means Knaus Partners

Means Knaus Partners, L.P., is a privately held commercial real estate investment and services firm providing creative, full-service solutions to its valued partners and clients through offices in Dallas, Houston and Denver. The firm's office portfolio under management is over 4.5 million square feet.