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Denver Property Wins Regional Award as  
Office Building of the Year

***Building at 1125 17<sup>th</sup> Street Managed by Means Knaus Partners, Denver***

March 1, 2005 – Denver – After receiving the 2004-2005 Denver Metro TOBY award, the Denver office building, 1125 17<sup>th</sup> Street, has won The Office Building of the Year designation for the Midwest-Northern Region of the Building Owners and Managers Association (BOMA).

After competing against properties in nine states, 1125 17<sup>th</sup> Street was recognized as the best of buildings in the 250,000-square-foot to 499,999-square-foot. category. The property, managed and leased by the Denver office of Means Knaus Partners, now enters the BOMA's international competition, with results to be announced in June of this year.

The Office Building of the Year "TOBY" Award is the most prestigious and comprehensive program of its kind in commercial real estate. The award recognizes quality in office buildings and excellence in building management. On-site tours and inspections were conducted to rate applicants on building standards, community impact, tenant relations, energy management, environment procedures, emergency preparedness and personnel training. The Denver property excelled in all categories.

The 1125 17<sup>th</sup> Street building is a Class A, 489,393-square-foot building located in the heart of Denver's financial district, "the Wall Street of the West." Featuring an elegantly finished lobby, a subterranean parking garage and exceptional views of the Rocky Mountain Front Range, 1125 17<sup>th</sup> Street is an attractive location for numerous investment-grade tenants.

As one of fewer than 2,000 buildings nationwide to earn an Energy Star designation, the property is also a conscientious neighbor, using approximately 40 percent less energy than the average building without any compromise in service.

Jim Johnson, executive vice president of property services at Means Knaus Partners, reports, “We could not be prouder of the Denver team. Their work with this property, which has undergone significant renovation over the past few years, has paid off in spades.”

Means Knaus took over management of this landmark property in 2003. An impressive roster of tenants, including Bank One, MetLife and Hall & Evans, currently occupy eighty-five percent of the building.

Originally constructed in 1980, the property has undergone more than \$2 million in significant renovations over the past several years.

#### About Means Knaus Partners

Means Knaus Partners, L.P., is a privately held commercial real estate investment and service firm specializing in the development, acquisition, management and leasing of assets and operating companies. With offices in Dallas, Houston and Denver, the firm currently has interests in \$500 million in office and land development.