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**MEANS KNAUS PARTNERS ANNOUNCES COMPLETION OF
LAKES ON POST OAK RENOVATIONS**

March, 2006 – Houston – Means Knaus Partners, L.P., a Texas-based real estate services and investment firm with offices in Dallas, Houston and Denver, announced the completion of a \$50 million renovation and tenant-finish project at the Lakes on Post Oak in Houston's Galleria-area. Completed work includes renovations and build-outs in two towers as well as work on common areas for the 1.2 million square-foot property.

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.