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

MEANS KNAUS PARTNERS ACQUIRES TEXAS MEDICAL CENTER TOWER

April 26, 2006 – 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 Medical Towers at 1709 Dryden in partnership with US Advisors.

Following extensive renovations to prepare for the occupancy of Baylor College of Medicine, the property was recently renamed the Baylor College of Medicine Faculty Center.

Says Douglas A. Knaus, principal of Means Knaus Partners, “We are pleased to add a property of this caliber to our company portfolio.” The 155,000 square-foot office building, located between Main and Fannin in the Texas Medical Center, offers both a Metro light rail stop and retail amenities including Starbucks, Chipotle, Amegy Bank, CVS and Cingular.

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.