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

**DENVER PROPERTY WINS
THE OFFICE BUILDING OF THE YEAR AWARD**

April 26, 2006 – Denver – Park Central, a three-tower office complex in the heart of Denver’s downtown business district, received the 2005 TOBY Award for best renovated building. Originally built in 1973, the 537,000-square-foot office complex recently underwent more than \$10 million in renovations.

Managed by Means-Knaus Partners, this Class A building hosts tenants including the State of Colorado, Utility Engineering, Barrett Resources, RNL and Fuller and Company. Says Douglas A. Knaus, principal of Means-Knaus, “As a Colorado native, I am personally very excited about the Denver BOMA’s recognition of properties in our portfolio, including Park Central this year and 1125 17th Street last year.”

The Office Building of the Year “TOBY” Award is the most prestigious and comprehensive program of its kind in commercial real estate. Given by the Building Owners and Managers Association, TOBY Awards recognize quality in office buildings and excellence in building management. On-site tours and inspections are conducted to rate applicants on building standards, community impact, tenant relations, energy management, environment procedures, emergency preparedness and personnel training.

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.