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

**REGIONAL TOBY AWARD WINNER EARNS ENERGY STAR DESIGNATION**

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

April 26, 2006 – Denver – After receiving the 2004-2005 Denver Metro TOBY award, the Denver office building, 1125 17<sup>th</sup> Street, won The Office Building of the Year designation for the Midwest-Northern Region of the Building Owners and Managers Association (BOMA). On January 17, 2006, Chief Engineer Frank Connelly of Means Knaus Partners announced another accolade. The 25-year-old building had earned a coveted Energy Star designation.

One of fewer than 2,000 buildings nationwide to earn the designation, the Class A, 489,393-square-foot property is a conscientious neighbor, using approximately 40 percent less energy than the average building without any compromise in service. Says Mr. Connelly, “The combination of proactive ownership and attentive management has allowed us to not only keep up with the demands of the building but improve its efficiencies.”

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 renovations over the past several years. 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.”

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.