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**TEXAS REAL ESTATE FIRM OPENS DENVER OFFICE TO INITIATE EXPANSION
STRATEGY**

August 24, 2001 – Denver – Means-Knaus L.L.C., a Texas-based real estate investment firm, announced today a service agreement with Beacon Capitol Partners, Inc., to open a new office and take over operations of the Park Central building in downtown Denver, Colorado. The contract gives Means-Knaus management and leasing responsibilities for the three-tower, 537,000 square-foot office complex.

“This service agreement represents the inception of a strategic growth initiative for our company to enter new real estate markets,” said Douglas A. Knaus, principal of Means-Knaus. “It is our intention to bring commercial leasing and management expertise to Denver and other Colorado markets. We will begin our expansion by opening a Means-Knaus office to provide on-site management of the Park Central building.”

Park Central is a Class A building located at 1515 Arapahoe Street in the heart of Denver’s downtown business district. Built in 1973, Park Central was brought up to its current Class A stature by previous owners at Lowe Enterprises. Boston-based Beacon Capitol Partners purchased the 99 percent-leased building this year for \$81.6 million.

“As a Colorado native, I am personally very excited about opening our new offices and the Park Central building contract,” said Mr. Knaus. “We have been consistently successful in the acquisition and management of properties in Texas. This deal reflects our desire to expand the geographic scope of Means-Knaus, effectively bringing our quality and breadth of services into new areas.”

Two Denver-based real estate executives have joined Means-Knaus to direct the leasing and management of the Park Central building, along with additional real estate business operations in Colorado.

Wendy C. Williams, RPA, is a 20-year real estate veteran who is now serving as vice president of property services for Means-Knaus. She is responsible for managing the day-to-day operations of Park Central, including lease, budget and contract

administration, tenant relations, construction management and other supervisory duties. Prior to joining Means-Knaus, Ms. Williams managed several prominent office buildings in the vicinity of downtown Denver. Her projects have received prestigious citations of excellence from various real estate organizations.

Dick K. Rudolph has joined Means-Knaus as senior vice president of Colorado operations. He is responsible for the leasing negotiations for the Park Central building, as well as for developing future Means-Knaus properties in Colorado. Prior to joining Means-Knaus, Mr. Rudolph was vice president of leasing for a successful Colorado real estate firm, where he directed leasing negotiations for more than 4.5 million square feet of office, industrial and commercial real estate.

“Ms. Williams and Mr. Rudolph bring extensive industry experience to our new Colorado office,” said Mr. Knaus. “We are fortunate to have such talented and knowledgeable individuals spearheading the expansion efforts of our company. I am confident that they will continue to exemplify the high-standards of performance that have come to be associated with Means-Knaus.”

Means-Knaus L.L.C. is a real estate investment services firm specializing in the development, acquisition and management of assets and operating companies. With offices in Houston, Dallas and Denver, the firm currently has interests in \$200 million in office and land development. A comprehensive spectrum of quality-focused offerings enables Means-Knaus to develop, position, equip and manage superior properties for the benefit of owners and tenants.

The firm’s founding principals, Steven A. Means and Douglas A. Knaus, were formerly partners in Dallas-based Paragon Group, where they were responsible for a commercial portfolio valued at more than \$1 billion. Working independently and with many of the nation's foremost institutional investors, they have been the driving force behind the development, acquisition, disposition, management and leasing of more than \$3 billion in commercial real estate.

