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

MEANS KNAUS PARTNERS ANNOUNCES ENCLAVE CORPORATE CENTER

August, 2006 – Houston – Means Knaus Partners, L.P., a Texas-based real estate services and investment firm with offices in Dallas, Houston and Denver, announced plans for Enclave Corporate Center, a joint venture with Wells Real Estate Funds. The 4.3-acre site is located within the Enclave Office Park south of the intersection of Eldridge Parkway and I-10.

The property is well-suited for a five- or nine-story Class A office building with approximately 27,800 net rentable square feet per floor, yielding 260,750 gross square feet for the nine-story plan or 144,860 gross square feet for the five-story plan.

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.