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**MEANS KNAUS PARTNERS ANNOUNCES PURCHASE OF ORCHARD POINTE BUILDING,
NEW PRESENCE AT DENVER TECH CENTER**

November 4, 2003 – Means Knaus Partners today announced the purchase of Orchard Pointe, a landmark Class A, 113,384-square-foot multi-tenant office building located within the Denver Technological Center (DTC) in Greenwood Village, Colorado.

Means Knaus Partners first began its Denver operations in 2000. Currently, the firm is managing Park Central and 1125 17th Street, which are both located in downtown Denver.

“I am very pleased to add Orchard Pointe to our portfolio of Colorado properties,” said Doug Knaus, founder and managing partner of Means Knaus Partners. “Our firm is also pleased to become part of the DTC, one of the first and finest suburban office parks in the nation.”

Built in 1985, Orchard Pointe is a 95-percent leased six-story office tower with a history of high occupancy levels and tenant suites ranging from 1,000 square feet to more than 15,000 square feet. The building has been extensively renovated, and has had major interior upgrades completed as recently as 2000.

Brokers representing the Orchard Pointe transaction include Mary Sullivan, Rod Urgitus and Tim Swan, all of the Denver office of CB Richard Ellis.

Means Knaus Partners, which has assumed management of the Orchard Pointe building, will team up with Fuller and Company Real Estate Services to direct marketing and leasing for the property.

About Means Knaus Partners

Means Knaus Partners, L.P., (MKP) is a privately held commercial real estate investment and service firm providing creative, full-service solutions to its valued partners and clients. Through offices in Dallas, Houston and Denver, MKP acts as an investment and tenant advisor, and develops, leases and acquires a wide array of office building assets. The partners currently own or manage over \$500 million of land and office developments. For more information visit www.meansknaus.com.

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