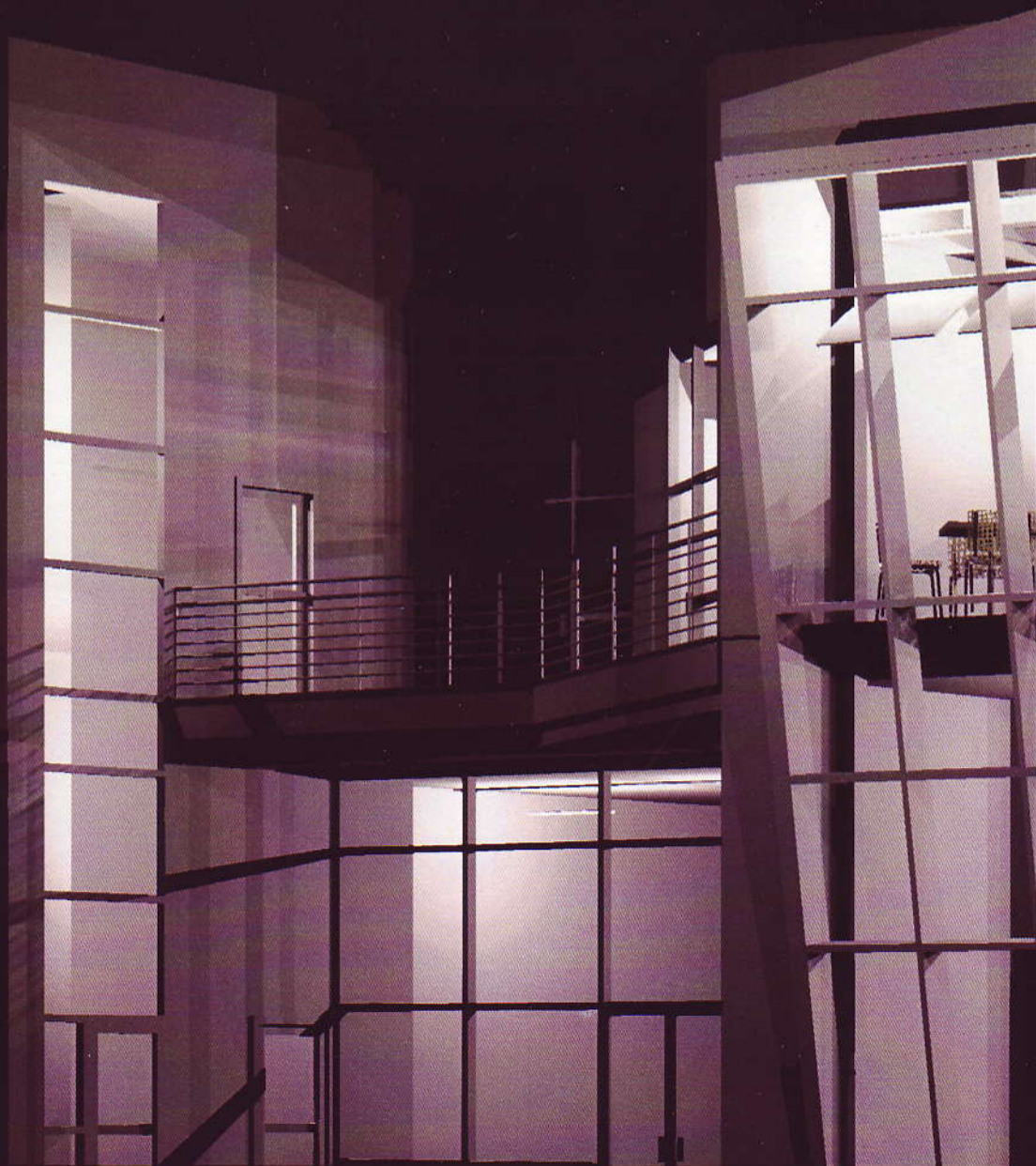


Downtown
Albuquerque

301
CENTRAL AV.



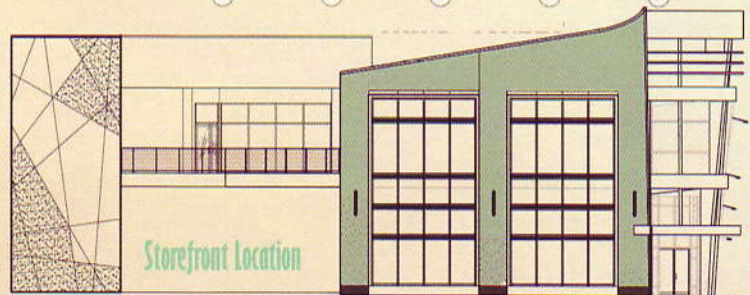
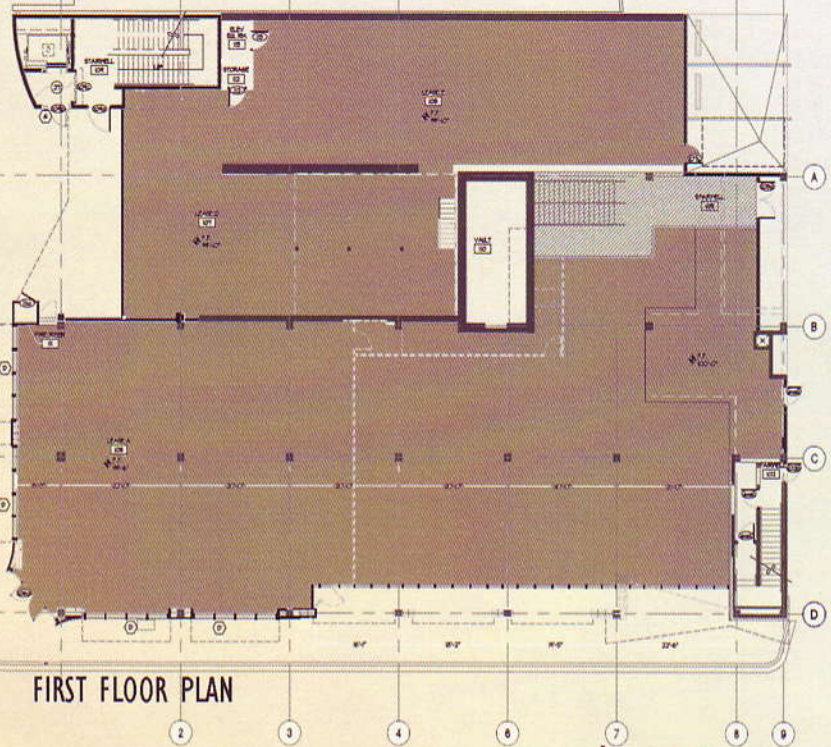
Third & Central

The most unique location in Albuquerque provides exposure, accessibility and convenience for restaurant and retail trade in Albuquerque's "District". On-grade retail exposure provides up to 12,000 SF with almost 17' ceiling deck heights, unique infrastructure and floor to ceiling window glazing where most desired.

The building's allowance for pedestrian friendly walkways along 240 lineal feet of building exterior can accommodate outdoor seating in pocket courtyard spaces for as small as 2,000 SF users. With this concept in mind, convenient and safe walkways are maintained with as much as 24' sidewalks to assist marketing all first level businesses.

Dramatic exterior design of 301 Central provides a gateway to the District Entertainment and Dining Zone like few others seen throughout the Southwest. While dramatic in its design, retail and restaurant visibility for signage is the emphasis for this redevelopment. The collaboration of numerous local and national designers, retail marketing consultants and local architects resulted in a façade program that puts the retailer first with a backdrop of sizable window glazing in a unique form.

Whether marketing your brand with exterior signs or product through floor to ceiling window glazing, tenant exposure in Albuquerque's hottest entertainment environment will build your company sales volume with the abundant daytime traffic in the largest employment trade district in New Mexico.



Its Dynamic & Energetic

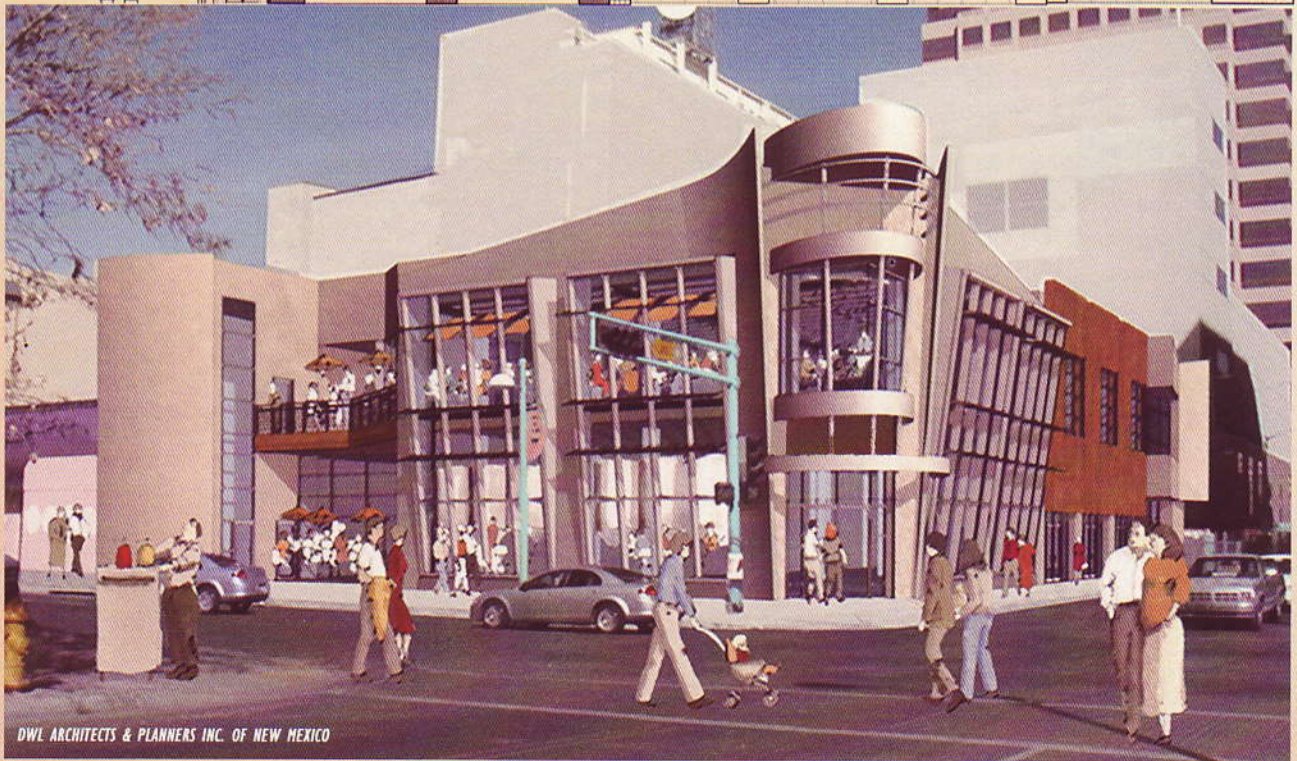
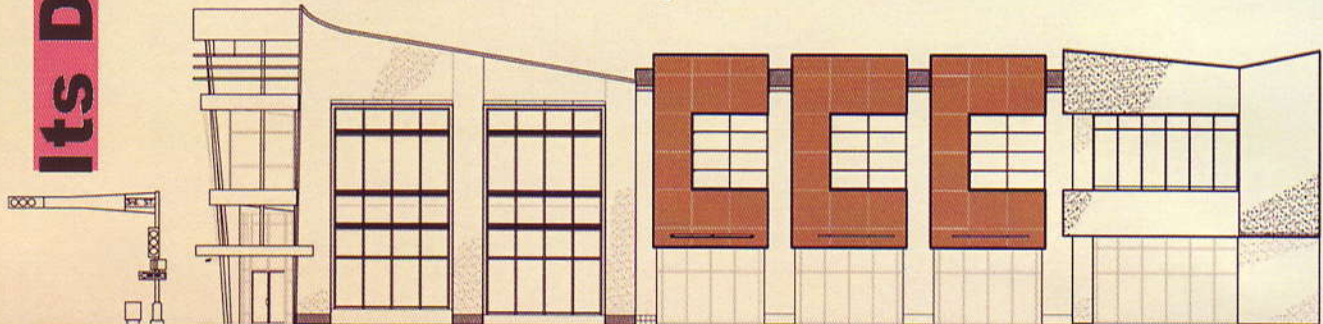
Past and Present

301 Central was completed in April 2006 with the Albuquerque Community and retailing demands in mind. As a collaborative effort of national and local professionals, this "out of the box" design was intended to anchor the most visible and traveled downtown location. With exception of the poured in place concrete structure, the facilities, shell and first level slab were completely removed. The new world design and significant infrastructure added will allow flexibility from restaurants to retail with only minor conversion requirements.



CA. 2004

Visible and a short walk from Albuquerque's Convention Center, Civic Plaza, Century Theater Complex, all the major office properties, Hyatt Regency and other downtown hotels along 3rd Street, 301Central is at the center of downtown activities. From its butterfly styled corners along Third Street to the tall Central Avenue parapets, the building features allows for long distance visibility for all tenant signs.



Fast Growing Downtown

Partners to Revitalize Downtown

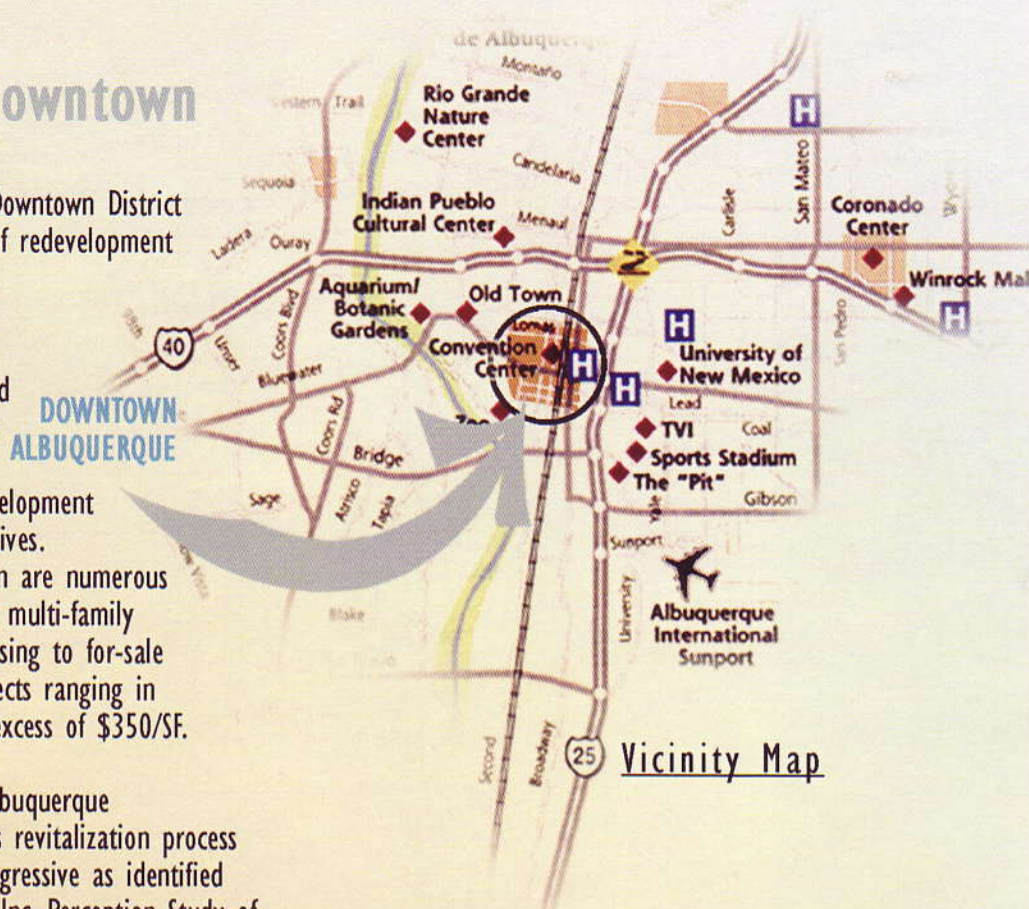
Since 1998 Albuquerque's Downtown District has experienced a wealth of redevelopment and business expansion. In excess of \$400,000,000 of new construction and redevelopment has propelled the District as the place to be for night time entertainment, business development and urban housing alternatives. Currently under construction are numerous housing developments from multi-family rentals and work force housing to for-sale condominium and loft projects ranging in price from \$200/SF to in excess of \$350/SF.

Attitudes throughout the Albuquerque community with regard this revitalization process have been positive and progressive as identified by a Research and Polling, Inc. Perception Study of November 2005. While the revitalization process is only half way through its 10 Year Plan, advances in both the business and service sectors have been significant. The District now routinely attracts residents and visitors for entertainment, dining and other services.

Century's new 14 Screen Theater, enhanced Convention activities and the multitude of new successful restaurants and parking facilities have inspired Albuquerqueans to enjoy this environment which has come 180° from ten years past.

UPDATE-APRIL 2006

The newest success visible in the District is a 14,000 SF world class Billiard Club, restaurant and bar called "Carom" which attracts visitors from Santa Fe and beyond for daytime and evening entertainment in a totally non-smoking environment. Their concept combines a Sleek Modern American cuisine in a vibrant entertainment environment. Billiard Digest calls this facility "a marvel of creative interior design" with a location and business concept to match"



Downtown Albuquerque SITE



For Information contact:

COMPASS COMPANIES
600 CENTRAL S.E. SUITE M
ALBUQUERQUE, NM 87102
V. 505-242-4345
F. 505-243-6434
E-MAIL dwb@compassrealtyinc.com

Pricing and Feature Summary
301 to 307 Central Avenue, SE
Albuquerque, New Mexico
Date: Summer 2006

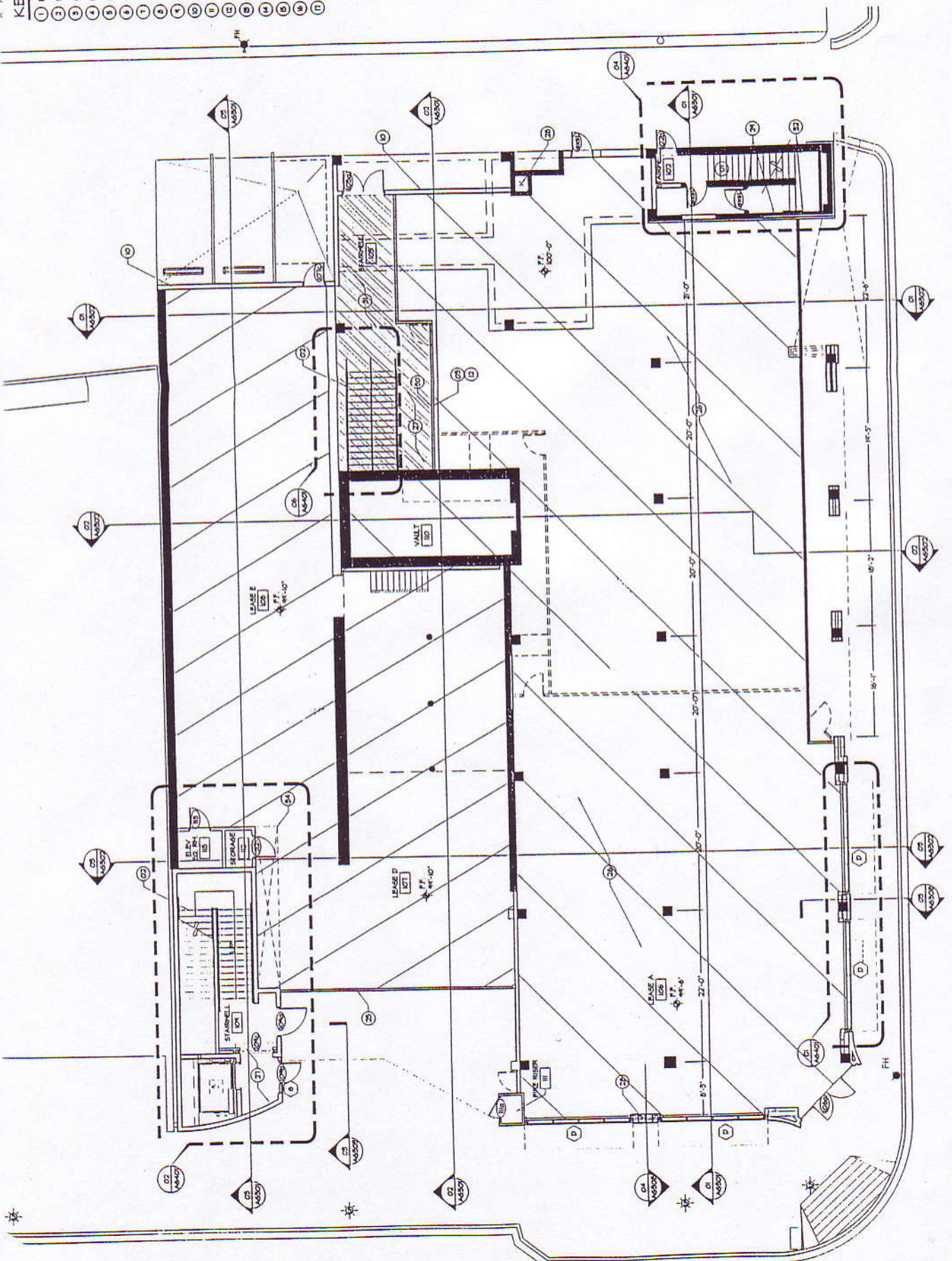
<u>Location</u> <u>Street Level</u>	<u>Available Areas</u>	<u>Features</u>	<u>Terms and</u> <u>Lease Rates/Ann/SF</u>	<u>Allowance and See Notes Below</u>
3rd and Central Corner	2,500 to 12,400 S.F.	Street Exposure on 3 rd Street Alley and 3 rd Street Deliveries	From: \$22.00 to \$30.00 T/I+CAM Estimate: \$ 1.85 5 Year + Terms Avail.	Delivery Condition (1)(2)(3) (4)(5)
Street Level- 305-307 Central NW	2,500 to 4,400 S.F.	Central Avenue Exposure Alley and Central St. Deliveries Historic Brick Walls Preserved 16' Floor to Ceilings Heights Design your own Storefront (potential 16'(H) X38'(W))	From: \$18.00 T/I+CAM Estimate: \$1.85 5 Year + Terms Avail.	Delivery Condition (1)(2) (3)(5)
Second Level-301 LEASED to the CAROM CLUB		Alley and Central Street Deliveries		
Second Level-307 Central N.W.	2,500 Usable S.F.	All Historic Brick Walls Preserved Alley and Central St. Deliveries New Glazing	From: \$16.00 CAM Estimate: \$1.85 7 Year + Terms Avail.	Delivery Condition (1)(2) (3)(4)

Delivery Condition and Tenant Improvement Allowance for this redevelopment for retail uses:

- (1) Warm Shell with utility tie-ins to the premises, 200Amp Std. Electric panel, store front glazing, sprinkled and credit for slab or owner installed. Floor to deck heights at 16' with exposed concrete or surface deck except in the 307 second level where ceilings are exposed wood with skylights (Sheet rock ceiling are also available).
- (2) Landlord Tenant Improvement allowance is available for all retail tenancy based on credit worthiness. Improvement allowance shall be applied to finishes including electrical distribution, HVAC distribution, bathrooms, floor coverings, lighting, painting and storefront improvements. The maximum improvement allowance is generally estimated based upon the first year coupon rental rate per square foot at this property.
- (3) All areas have access to building infrastructure systems including domestic water, sewer, grease interceptor and dedicated HVAC vertical shafts.
- (4) Landlord shall supply slab on grade for all areas at the 301 building. Storefront entry where applicable, shall be designed and installed by Owner's contractor.
- (5) Landlord supplied wood flooring surface is planned and available for most of this area.

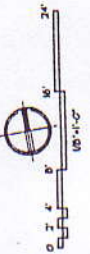
KEYED NOTES:

- (1) NOT STAIRS
- (2) STAIRS, HTL.
- (3) 6" STUD WALL SYS.
- (4) HI DOOR/FRAM, PAINTED
- (5) ELEVATOR
- (6) CORR. CONC.
- (7) FLOOR DRAIN
- (8) GREASE TRAP
- (9) DOLLARD, STEEL PIPE CONC. FILLED
- (10) STANDARD CHU WALL, 0' X 8' X 8"
- (11) EXST. STRUCTURE
- (12) RATED WALL SYSTEM (R WS)
- (13) BRICK, VENEER, SEE ELEVATIONS
- (14) STUCCO WALL, SEE ELEVATIONS
- (15) HI DOOR/ WALL SYSTEM, SEE ELEV.
- (16) SHAKES FIRE PROTECTION
- (17) PAINTED WALL, COLOR, SEE ELEV.



CENTRAL AVENUE

THIRD STREET



GROUND FLOOR PLAN
SCALE: 1/8" = 1'-0"

BASEMENT FLOOR
SCALE: 1/8" = 1'-0"