

**FEATURES:**

- Garage Parking
- HUB Qualified Zone
- In the heart of Downtown Business District
- Lobby/Retail Space Available
- Wide Variety of Office Spaces Available
- Albuquerque's first high rise building
- Completely new HVAC, elevators and electric

DEMOGRAPHICS:	1 Mile	3 Mile	5 Mile
Total Population	14,175	95,901	248,925
Total Daytime Population	39,172	108,357	198,863
Total Daytime Work Population	43,554	114,893	210,468
Median Household Income	\$28,858	\$34,448	\$38,098

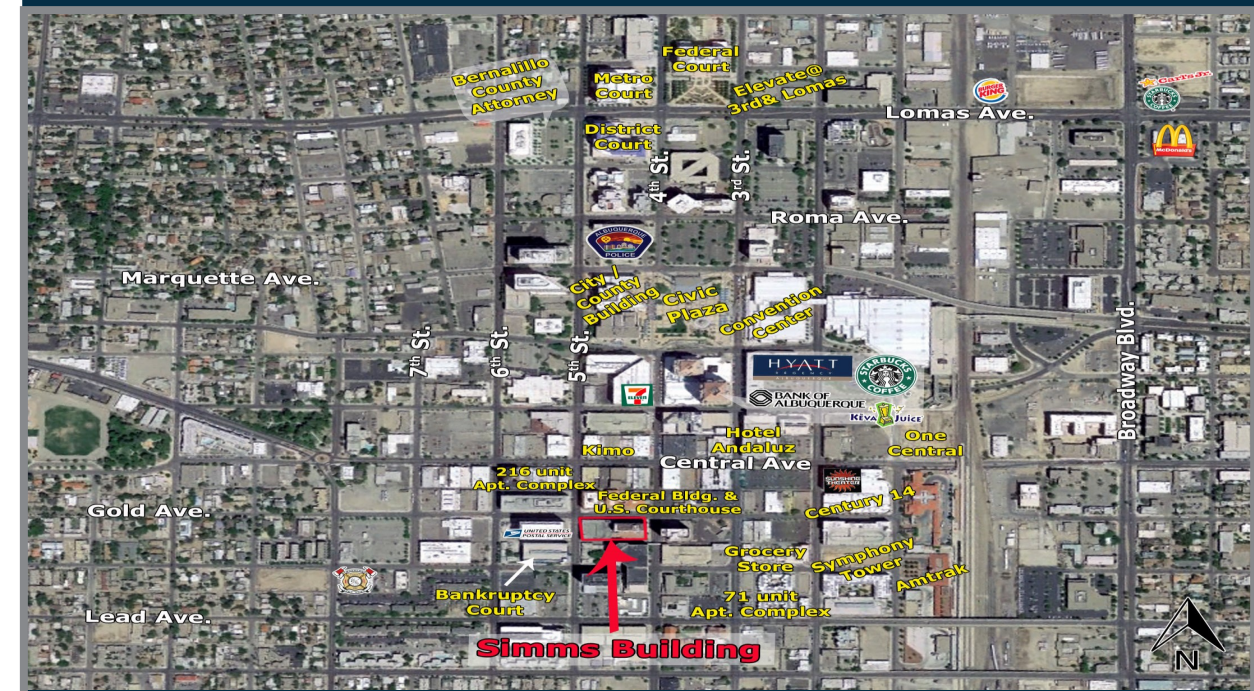
Floor	AVAILABLE:
1	<b>1st Floor Space</b> • Suite 105   3,281 SF   \$2,700/Month
7	<b>7th Floor Space</b> • Suite 723   200 SF   \$310/Month
8	<b>8th Floor Space</b> • Suite 800   2,273 SF   \$2,650/Month
	<b>Storage Space</b> • 20 SF - 85 SF   \$10-\$40/Month



**THE SIMMS BUILDING**  
400 Gold Avenue SW Albuquerque, NM



| OFFICE | RETAIL | RESTAURANT |



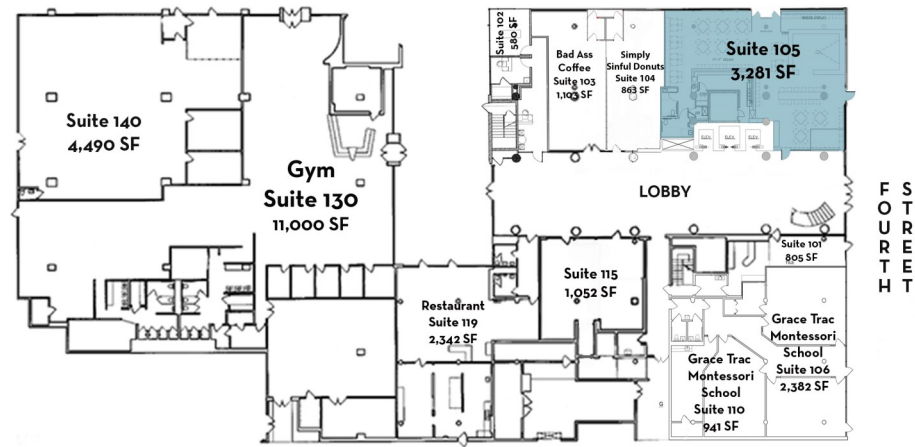
**CONTACT 505.884.3578**

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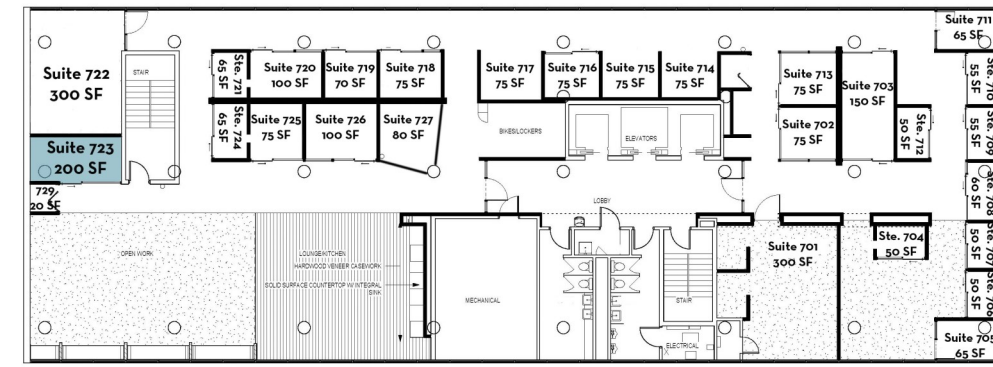
2325 San Pedro Dr. NE Suite 2A  
Albuquerque, NM 87110  
505.884.3578  
www.petersonproperties.net

GOLD AVENUE



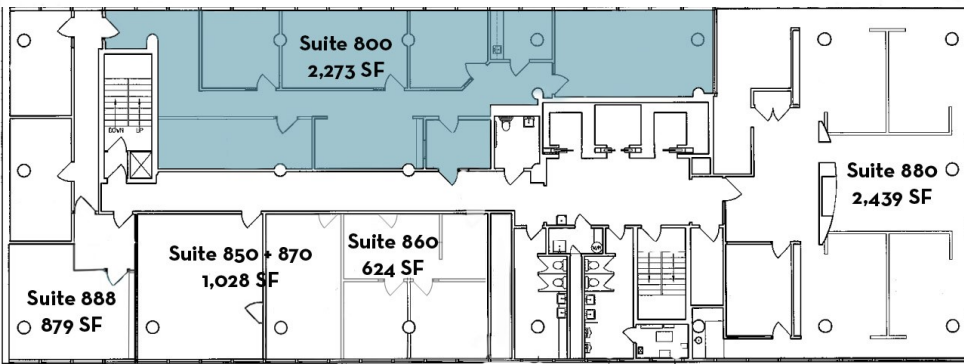
## FIRST FLOOR

- Suite 105 | 3,281 SF | \$2,700/Mo



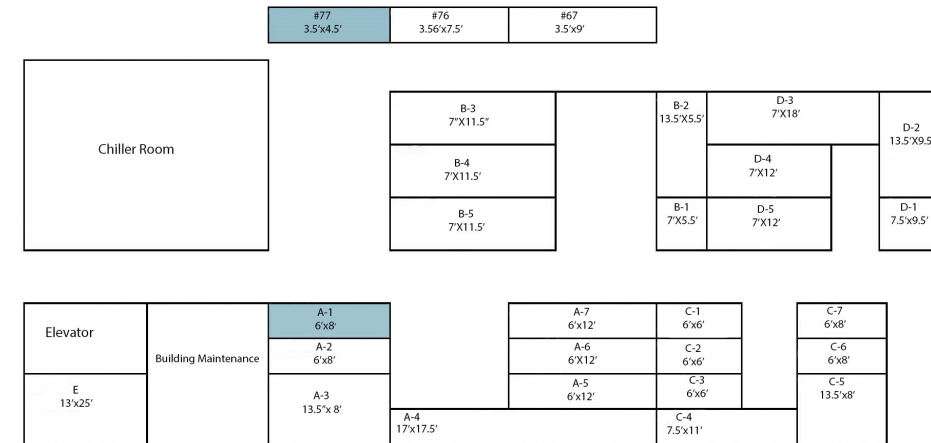
## SEVENTH FLOOR

- Suite 723 | 200 SF | \$310/Mo



## EIGHTH FLOOR

- Suite 800 | 2,273 SF | \$2,650/Mo



## STORAGE SPACE

- Unit #67 | 35 SF | \$15/Mo
- Unit #77 | 20 SF | \$10/Mo
- Unit A1 | 50 SF | \$25/Mo
- Unit A2 | 50 SF | \$25/Mo
- Unit B3 | 85 SF | \$40/Mo