

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

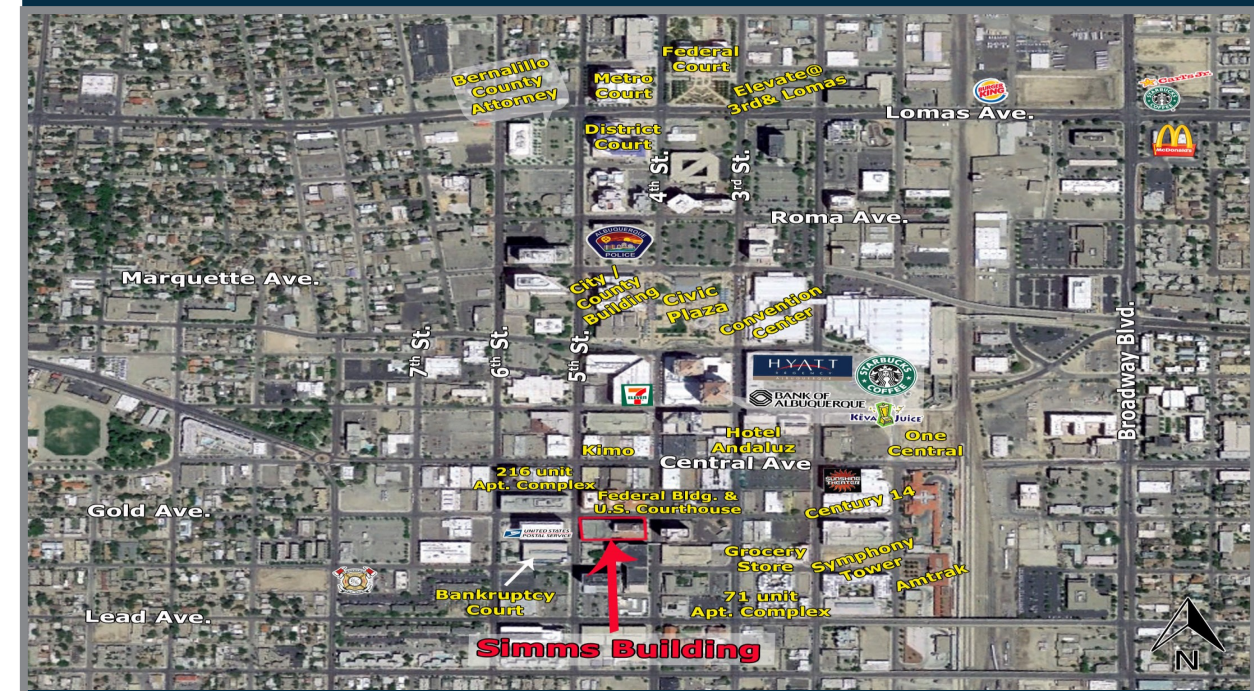
Floor	AVAILABLE:
1	1st Floor Space <ul style="list-style-type: none"> • Suite 105 3,281 SF \$3,100/Month • Suite 119 2,342 SF \$2,500/Month
6	6th Floor Space <ul style="list-style-type: none"> • Suite 605 311 SF \$450/Month
7	7th Floor Space <ul style="list-style-type: none"> • Suite 723 200 SF \$340/Month
8	8th Floor Space <ul style="list-style-type: none"> • Suite 800 2,273 SF \$2,650/Month
10	10th Floor Space <ul style="list-style-type: none"> • Suite 1020 670 SF \$900/Month
	Storage Space <ul style="list-style-type: none"> • 20 SF - 85 SF \$10-\$40/Month



THE SIMMS BUILDING
400 Gold Avenue SW Albuquerque, NM



| OFFICE | RETAIL | RESTAURANT |



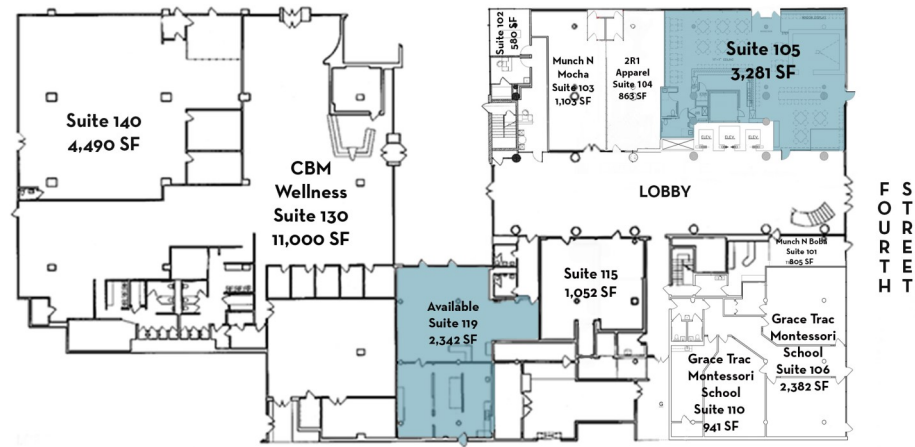
CONTACT 505.884.3578

Brighton Pope
Brighton.Pope@PetersonProperties.net



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

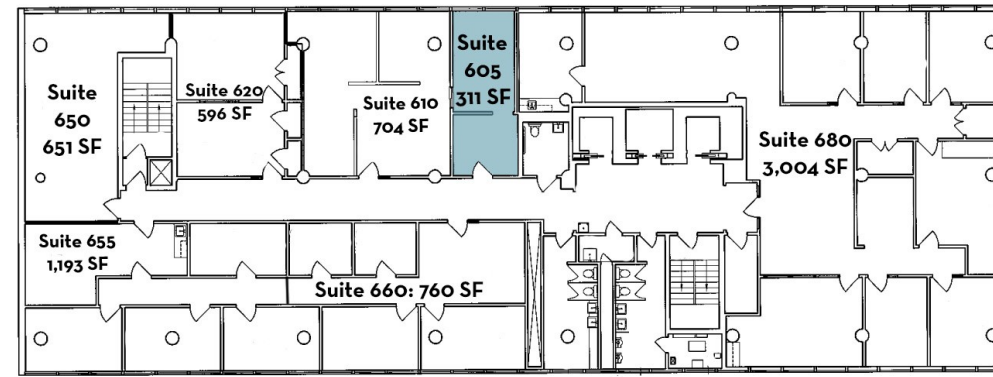
GOLD AVENUE



STREET

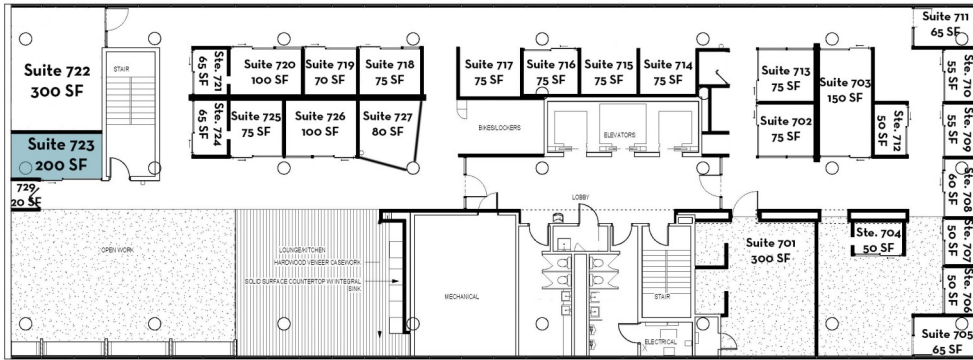
FIRST FLOOR

- Suite 105 | 3,281 SF | \$3,100/Mo
- Suite 119 | 2,342 SF | \$2,500/Mo



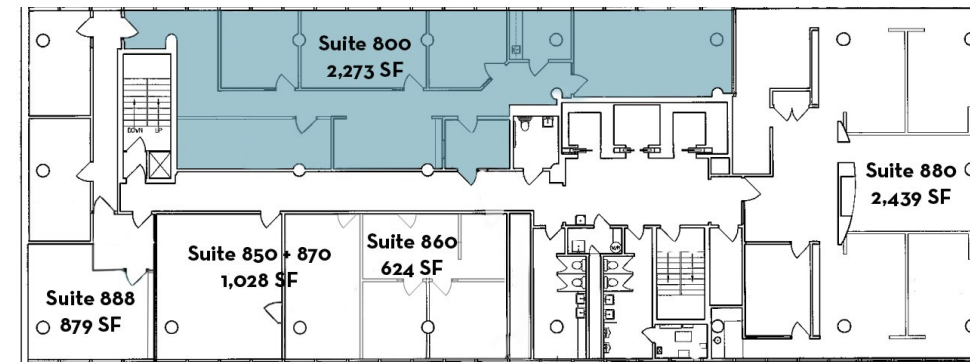
SIXTH FLOOR

- Suite 605 | 311 SF | \$450/Mo



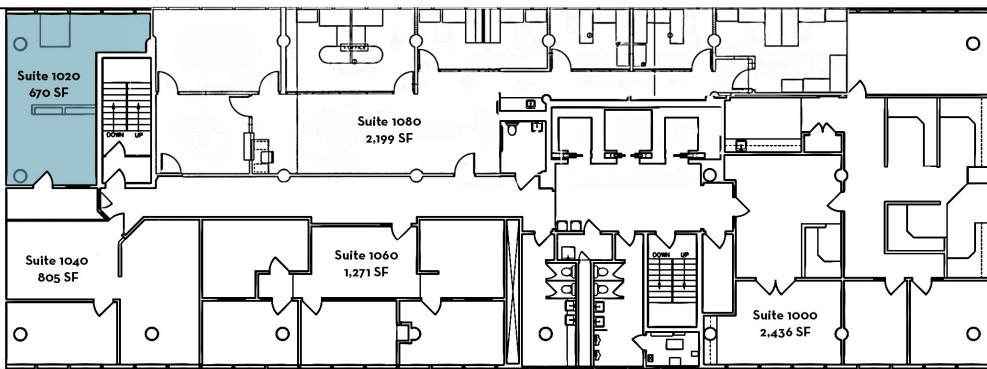
SEVENTH FLOOR

- Suite 723 | 200 SF | \$340/Mo



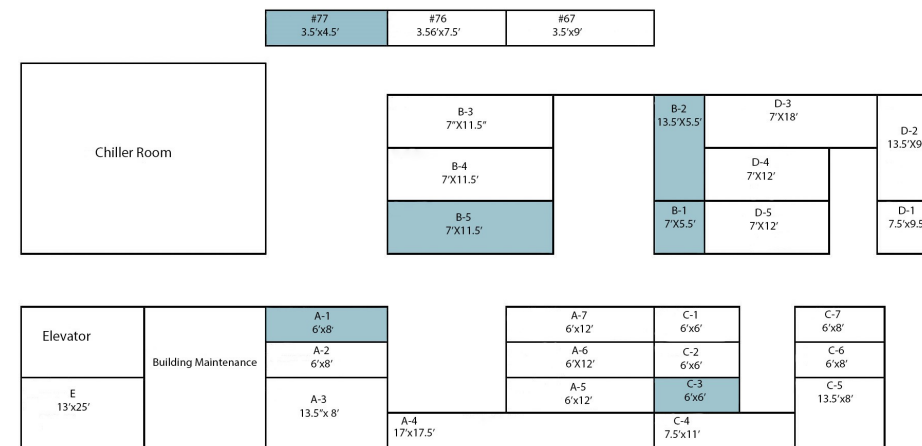
EIGHTH FLOOR

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



TENTH FLOOR

- Suite 1020 | 670 SF | \$900/Mo



STORAGE SPACE

- Unit #77 | 20 SF | \$10/Mo
- Unit A1 | 50 SF | \$25/Mo
- Unit A2 | 50 SF | \$25/Mo
- Unit B3 | 85 SF | \$40/Mo
- Unit C2 | 40 SF | \$25/Mo
- Unit C3 | 40 SF | \$25/Mo
- Unit C6 | 50 SF | \$30/Mo