

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

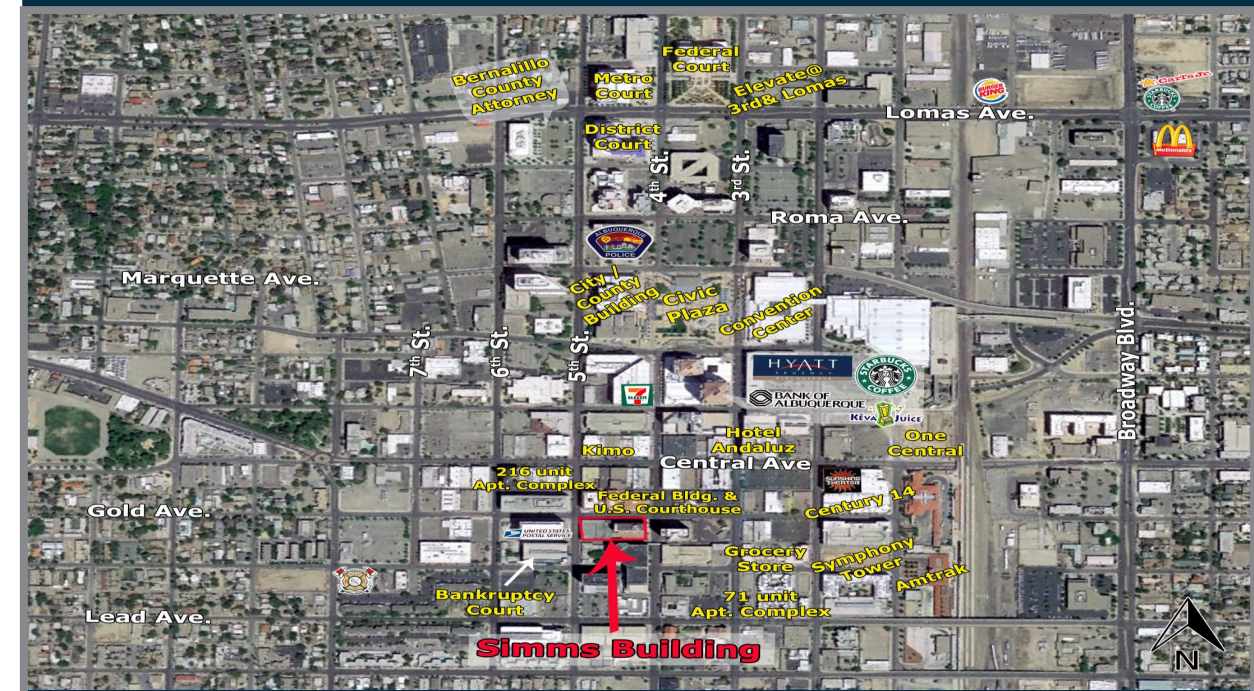
Floor	AVAILABLE:
1	1st Floor Space <ul style="list-style-type: none"> • Suite 105 3,281 SF \$3,100/Month
7	7th Floor Space <ul style="list-style-type: none"> • Suite 706 50 SF \$100/Month • Suite 707 50 SF \$95/Month • Suite 720 100 SF \$195/Month • Suite 729 20 SF \$75/Month
8	8th Floor Space <ul style="list-style-type: 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 |



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