

**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

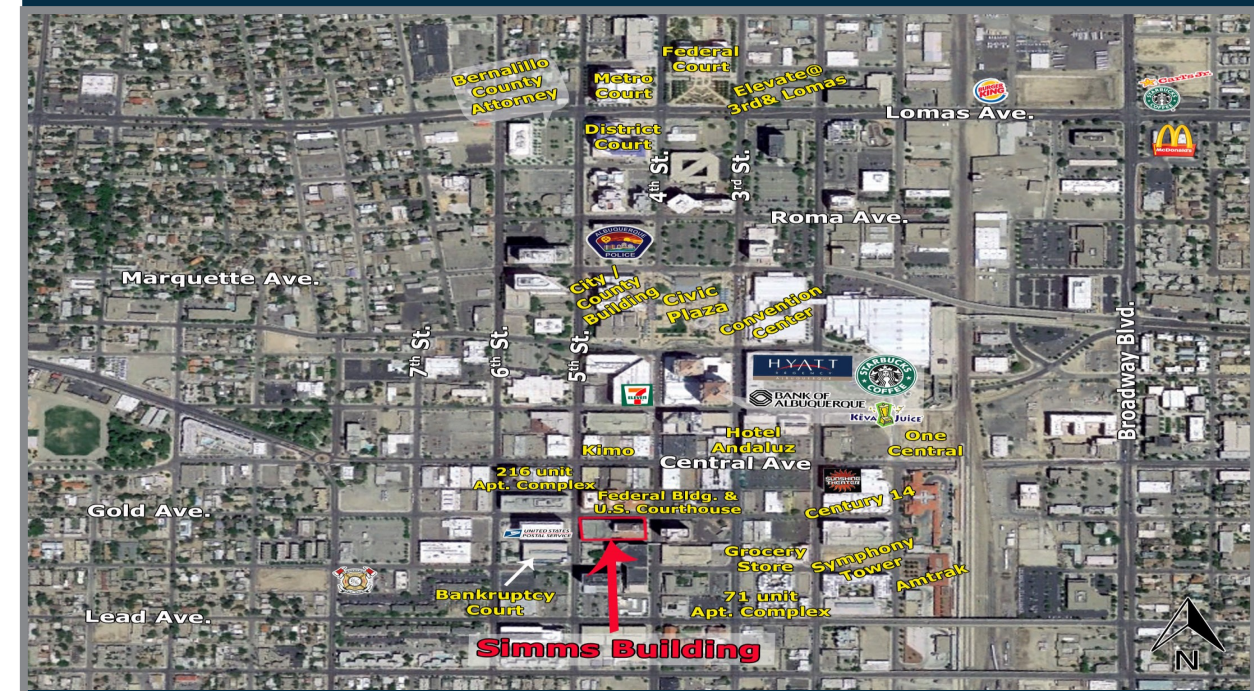
Floor	AVAILABLE:
1	<b>1st Floor Space</b> • Suite 105   3,281 SF   \$3,100/Month
7	<b>7th Floor Space</b> • Suite 706   50 SF   \$100/Month • Suite 729   20 SF   \$75/Month
8	<b>8th Floor Space</b> • Suite 800   2,273 SF   \$2,650/Month
10	<b>10th Floor Space</b> • Suite 1020   670 SF   \$900/Month
	<b>Storage Space</b> • 20 SF - 85 SF   \$10-\$40/Month



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



| OFFICE | RETAIL | RESTAURANT |



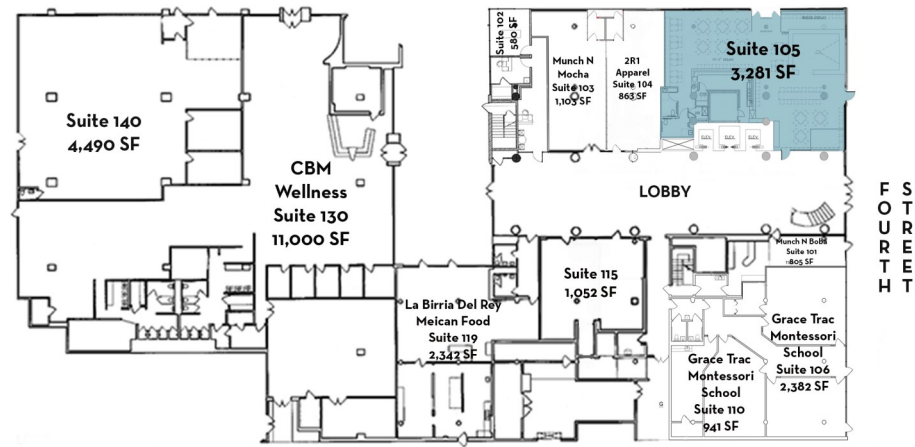
**CONTACT 505.884.3578**

Brighton Pope  
Brighton.Pope@PetersonProperties.net



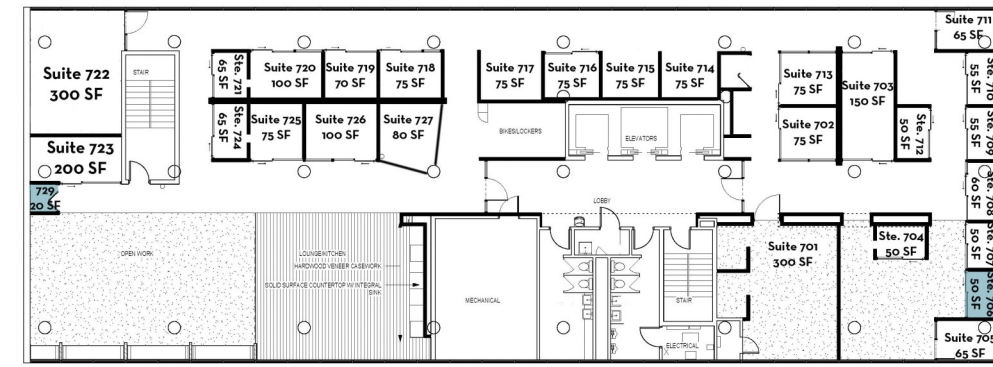
2325 San Pedro Dr. NE Suite 2A  
Albuquerque, NM 87110  
505.884.3578  
www.petersonproperties.net

GOLD AVENUE



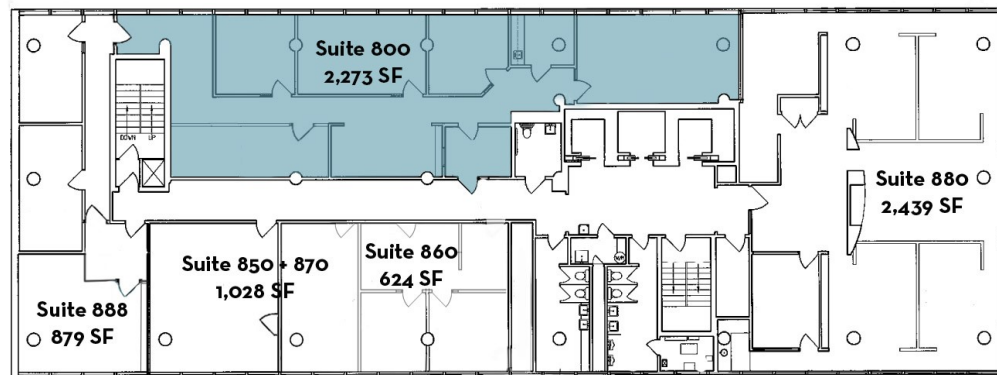
### FIRST FLOOR

- Suite 105 | 3,281 SF | \$3,100/Mo



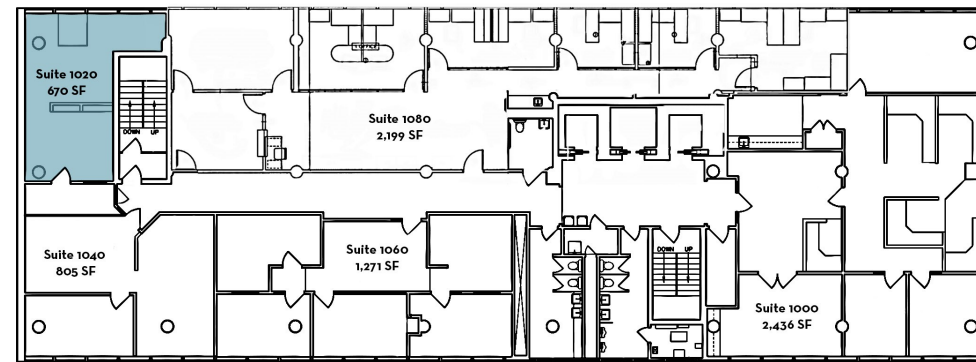
### SEVENTH FLOOR

- Suite 706 | 50 SF | \$100/Mo
- Suite 729 | 20 SF | \$75/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 B3 | 85 SF | \$40/Mo
- Unit C2 | 40 SF | \$25/Mo
- Unit C6 | 50 SF | \$30/Mo

