

**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> <ul style="list-style-type: none"> <li>• Suite 105   3,281 SF   \$3,100/Month</li> <li>• Suite 119   2,342 SF   \$2,500/Month</li> </ul>
6	<b>6th Floor Space</b> <ul style="list-style-type: none"> <li>• Suite 605   311 SF   \$450/Month</li> </ul>
7	<b>7th Floor Space</b> <ul style="list-style-type: none"> <li>• Suite 723   200 SF   \$350/Month</li> </ul>
8	<b>8th Floor Space</b> <ul style="list-style-type: none"> <li>• Suite 800   2,273 SF   \$2,650/Month</li> </ul>
10	<b>10th Floor Space</b> <ul style="list-style-type: none"> <li>• Suite 1060   1,197 SF   \$1,500/Month</li> </ul>
	<b>Storage Space</b> <ul style="list-style-type: none"> <li>• 20 SF - 85 SF   \$10-\$40/Month</li> </ul>

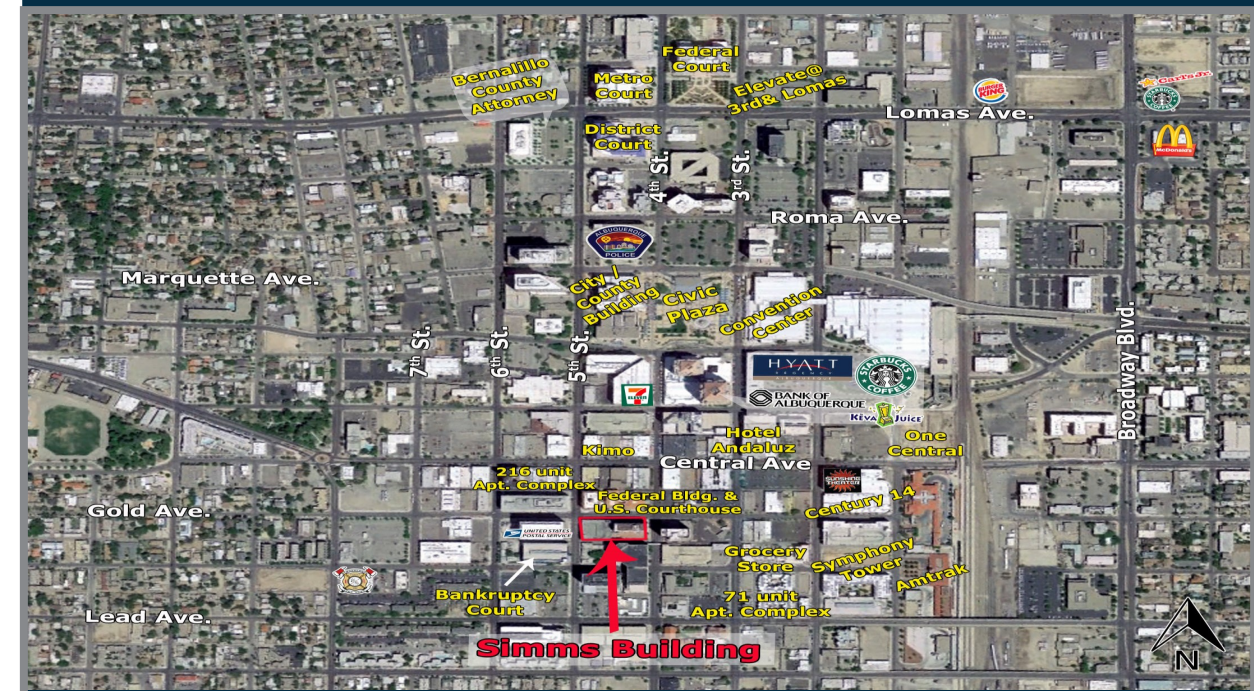


# THE SIMMS BUILDING

400 Gold Avenue SW Albuquerque, NM



| OFFICE | RETAIL | RESTAURANT |



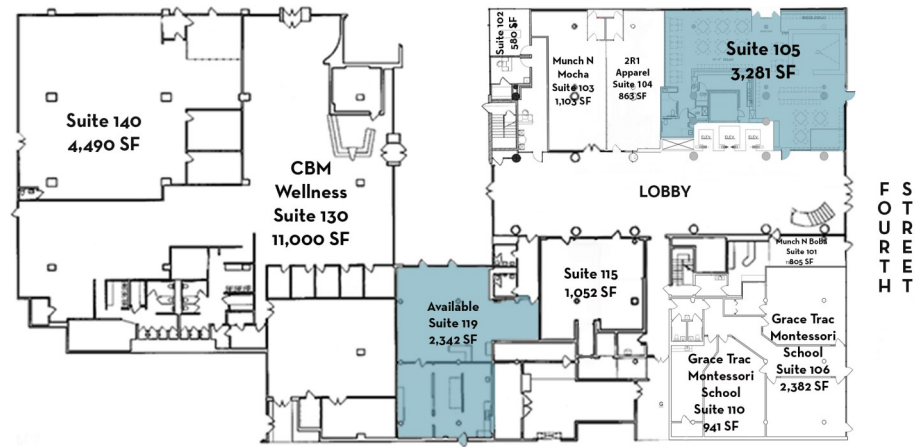
**CONTACT 505.884.3578**

Brighton Pope  
Brighton.Pope@PetersonProperties.net



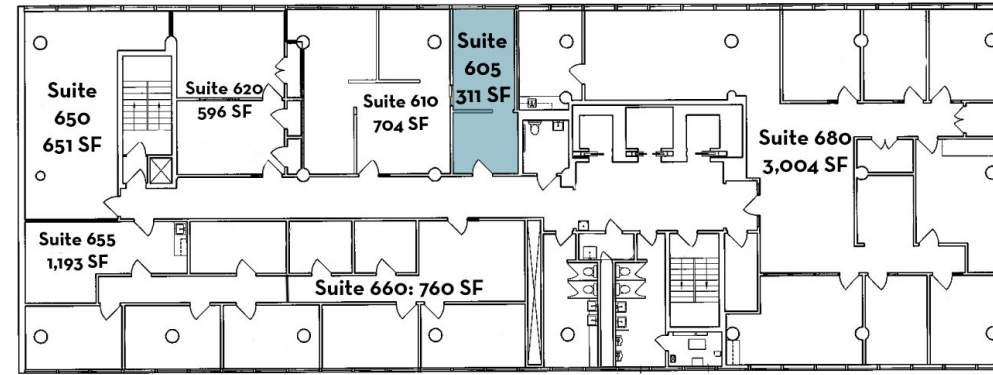
2325 San Pedro Dr. NE Suite 2A  
Albuquerque, NM 87110  
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www.petersonproperties.net

GOLD AVENUE



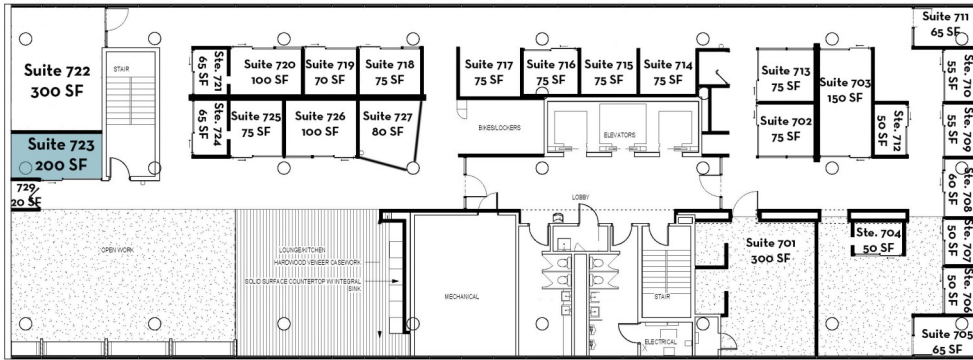
### FIRST FLOOR

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



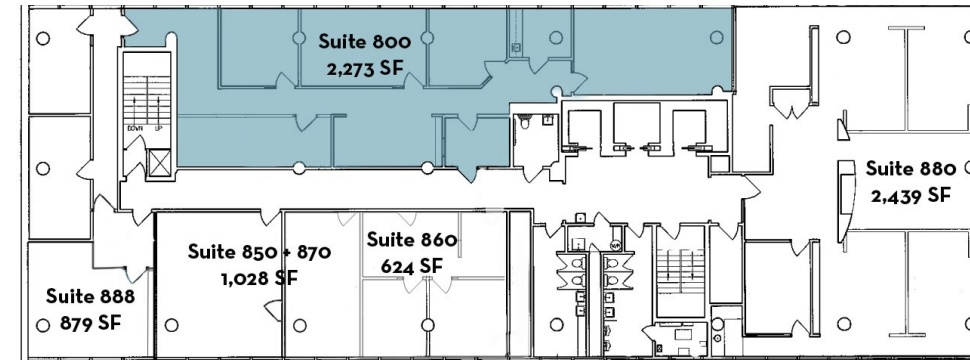
### SIXTH FLOOR

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



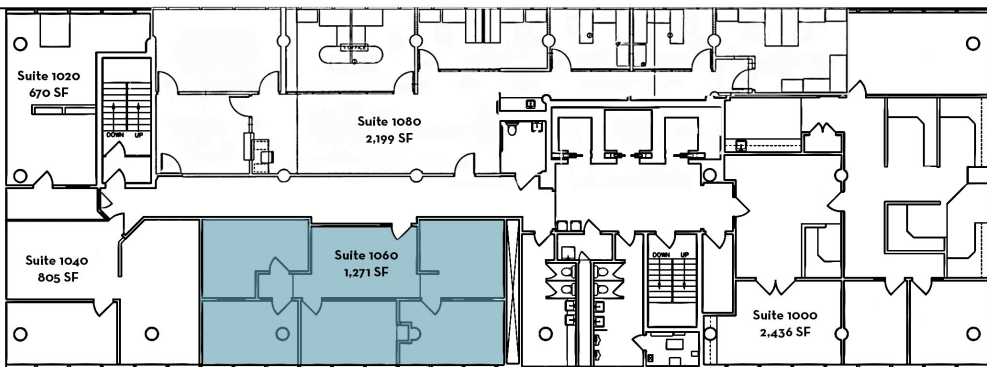
### SEVENTH FLOOR

- Suite 723 | 200 SF | \$350/Mo



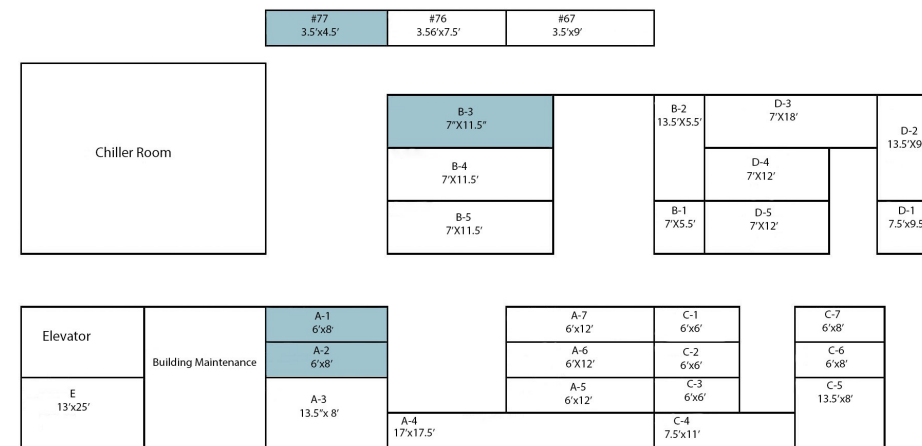
### EIGHTH FLOOR

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



### TENTH FLOOR

- Suite 1060 | 1,197 SF | \$1,500/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