

- 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:
2	2nd Floor Space • Suite 260 324 SF \$500/Month
3	3rd Floor Space • Suite 340 4,430 SF \$4,995/Month
4	4th Floor Space • Entire Floor 8,306 SF \$9,995/Month
5	5th Floor Space • Entire Floor 8,306 SF \$9,995/Month
7	7th Floor Space • Suite 705 65 SF \$165/Month • Suite 717 75 SF \$165/Month • Suite 730 350 SF \$795/Month • Suite 731 300 SF \$750/Month
	Storage Space • 20 SF - 85 SF \$10–\$40/Month



THE SIMMS BUILDING

400 Gold Avenue SW Albuquerque, NM

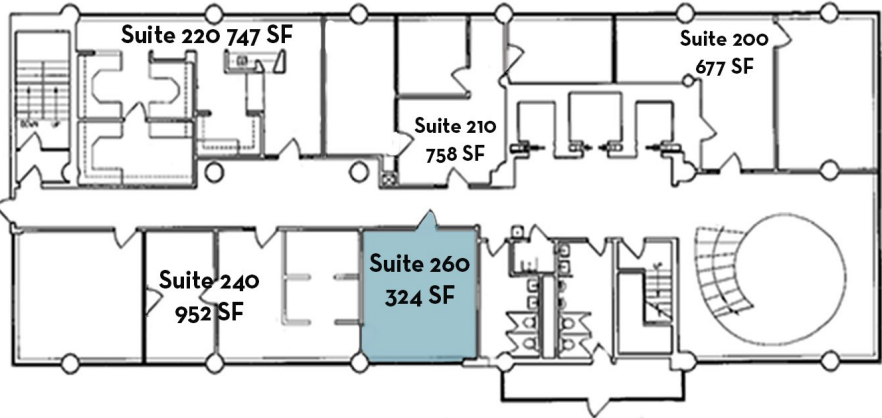


| OFFICE | RETAIL | RESTAURANT |



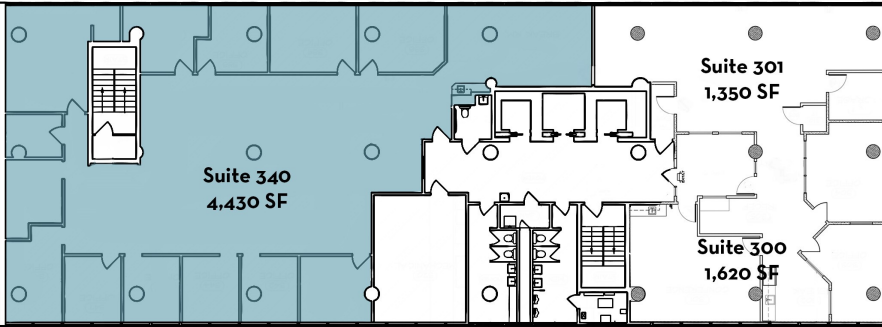
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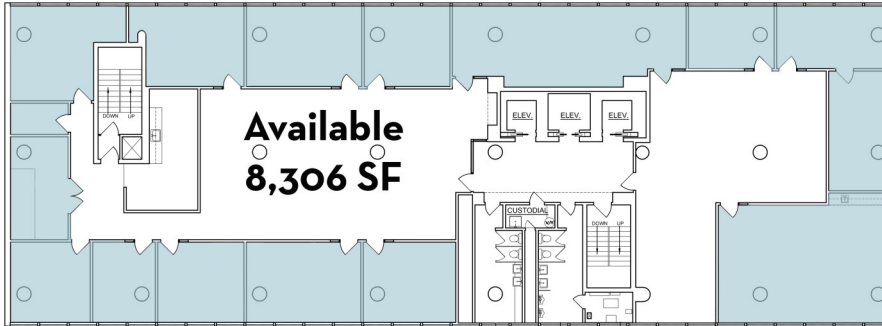
SECOND FLOOR

- Suite 260 | 324 SF | \$500/Mo



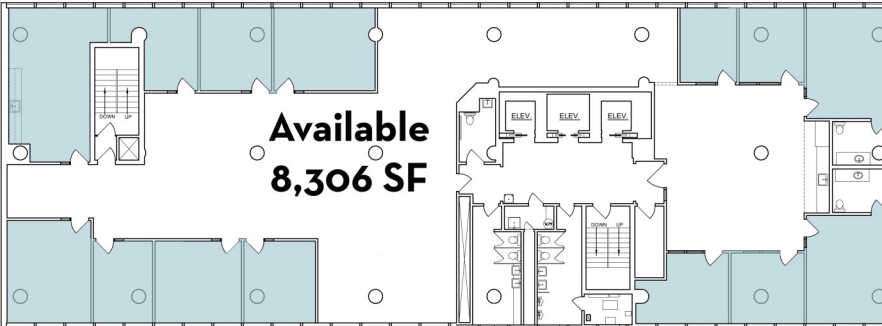
THIRD FLOOR

- Suite 340 | 4,430 SF | \$4,995/Mo



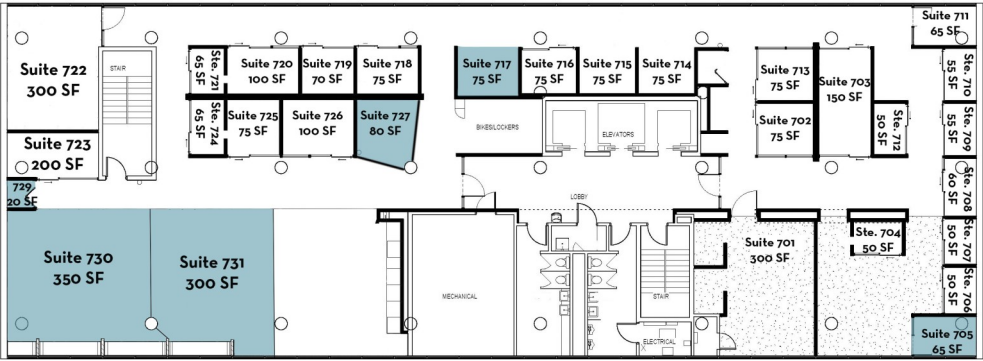
FOURTH FLOOR

- Entire Floor | 8,306 SF | \$9,995/Mo



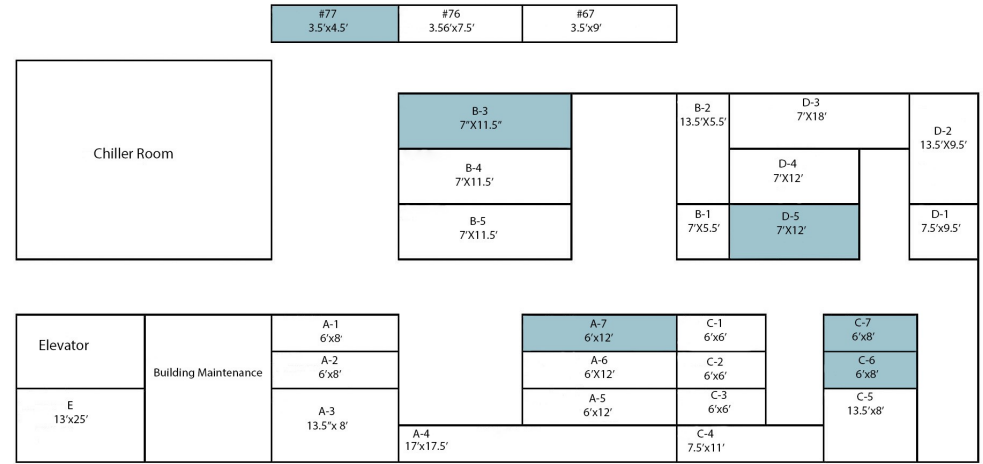
FIFTH FLOOR

- Entire Floor | 8,306 SF | \$9,995/Mo



SEVENTH FLOOR

- Suite 705 | 65 SF | \$165/Mo
- Suite 717 | 75 SF | \$165/Mo
- Suite 727 | 80 SF | \$160/Mo
- Suite 729 | 20 SF | \$90/Mo
- Suite 730 | 350 SF | \$795/Mo
- Suite 731 | 350 SF | \$750/Mo



STORAGE SPACE

- Unit #77 | 20 SF | \$10/Mo
- Unit A7 | 75 SF | \$30/Mo
- Unit B3 | 85 SF | \$30/Mo
- Unit C6 | 50 SF | \$30/Mo
- Unit C7 | 50 SF | \$30/Mo
- Unit D5 | 85 SF | \$40/Mo