

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

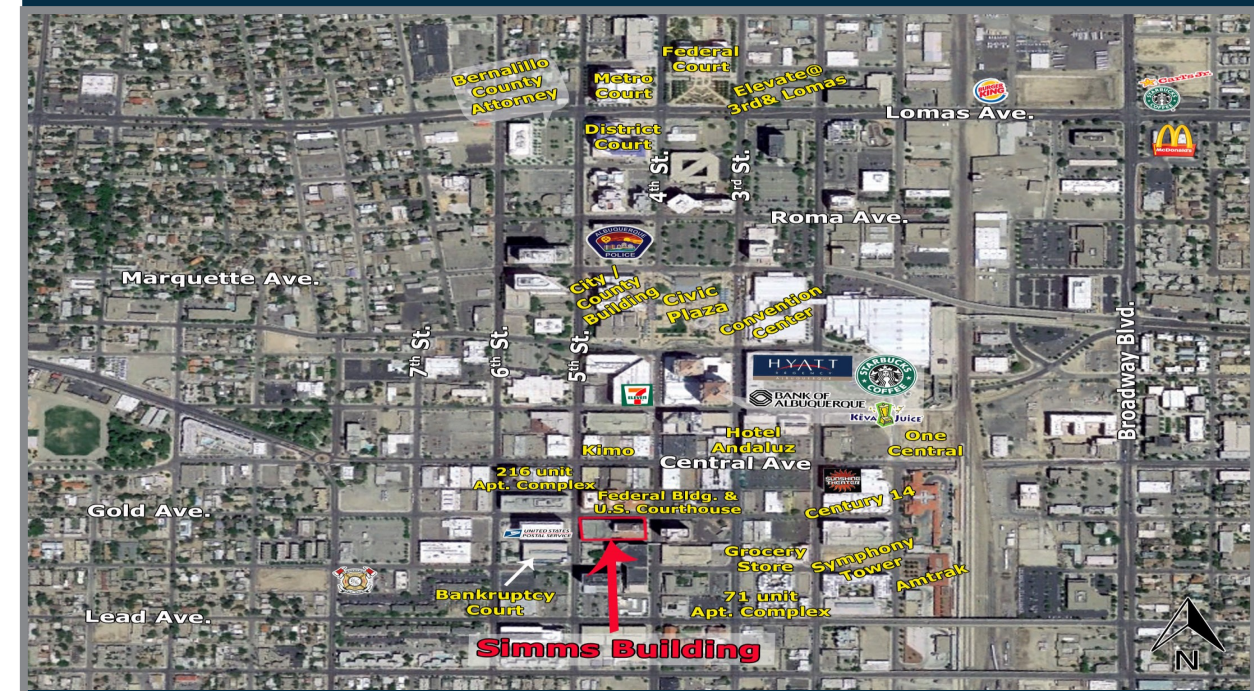
Floor	AVAILABLE:
3	3rd Floor Space <ul style="list-style-type: none"> • Suite 300 1,620 SF \$1,700/Month • Suite 301 1,350 SF \$1,400/Month • Suite 340 4,430 SF \$4,500/Month
4	4th Floor Space <ul style="list-style-type: none"> • Entire Floor 8,306 SF \$9,995/Month
5	5th Floor Space <ul style="list-style-type: none"> • Entire Floor 8,306 SF \$9,995/Month
7	7th Floor Space <ul style="list-style-type: none"> • Suite 707 50 SF \$100/Month • Suite 708 65 SF \$125/Month • Suite 715 75 SF \$125/Month • Suite 723 200 SF \$375/Month • Suite 725 70 SF \$125/Month • Suite 730 350 SF \$725/Month • Suite 731 300 SF \$675/Month
	Storage Space <ul style="list-style-type: none"> • 20 SF - 75 SF \$10-\$30/Month



THE SIMMS BUILDING
400 Gold Avenue SW Albuquerque, NM



| OFFICE | RETAIL | RESTAURANT |

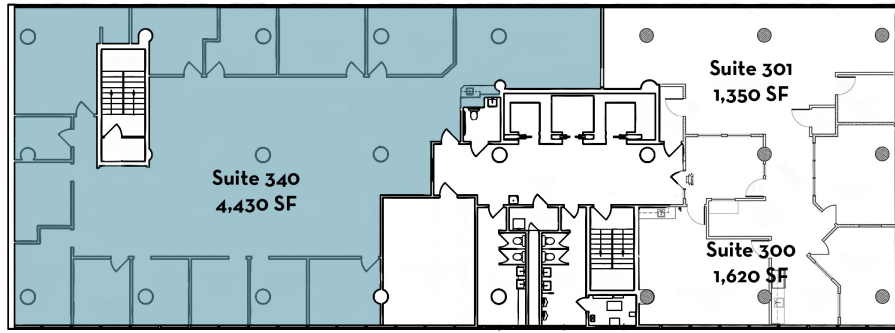


CONTACT 505.884.3578

Brighton Pope
Brighton.Pope@PetersonProperties.net

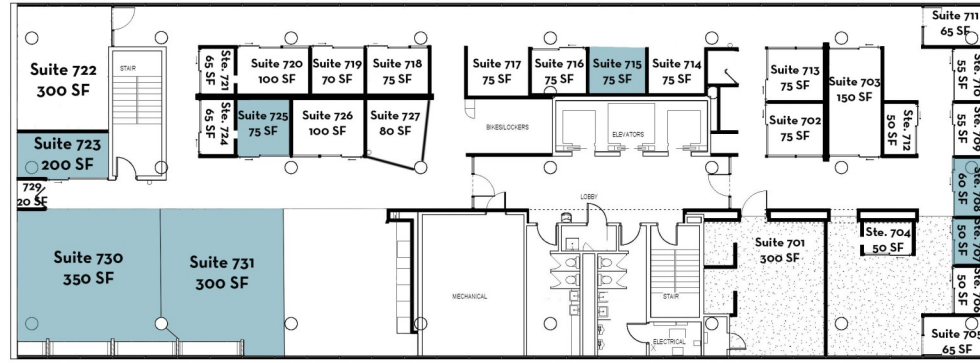


2325 San Pedro Dr. NE Suite 2A
Albuquerque, NM 87110
505.884.3578
www.petersonproperties.net



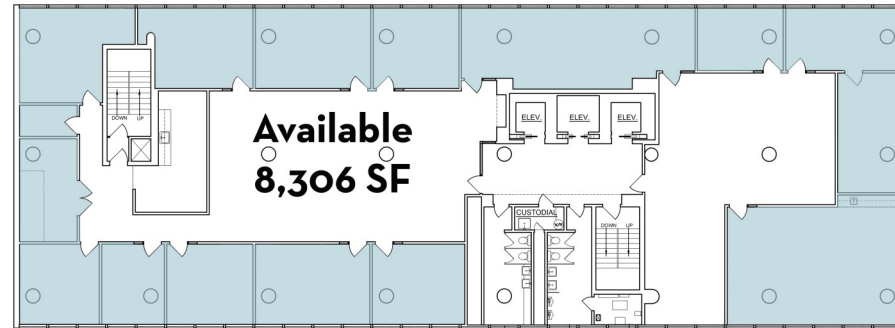
THIRD FLOOR

- Suite 300 | 1,620 SF | \$1,700/Mo
- Suite 301 | 1,350 SF | \$1,400/Mo
- Suite 340 | 4,430 SF | \$4,500/Mo



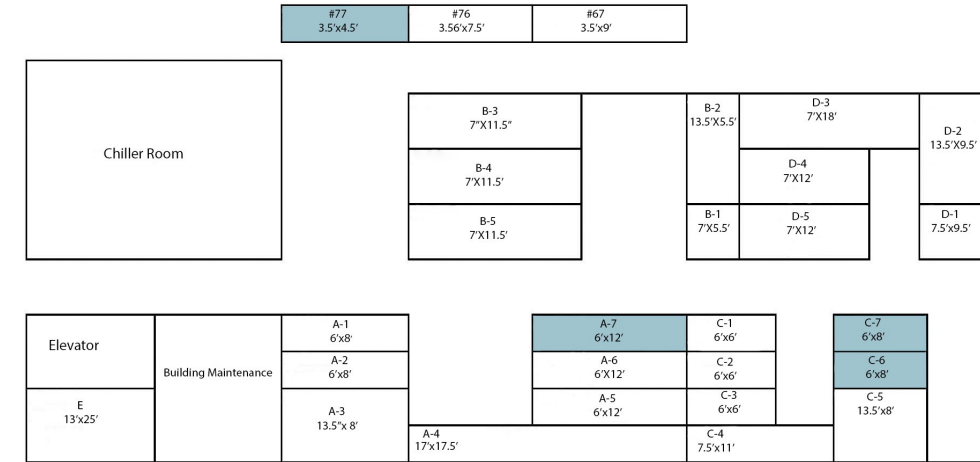
SEVENTH FLOOR

- Suite 707 | 50 SF | \$100/Mo
- Suite 708 | 65 SF | \$125/Mo
- Suite 715 | 75 SF | \$125/Mo
- Suite 723 | 200 SF | \$375/Mo
- Suite 725 | 70 SF | \$125/Mo
- Suite 730 | 350 SF | \$725/Mo
- Suite 731 | 350 SF | \$675/Mo



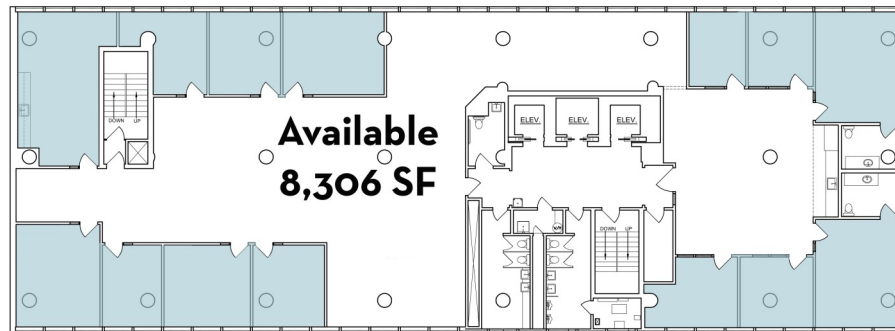
FOURTH FLOOR

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



STORAGE SPACE

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



FIFTH FLOOR

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