

**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

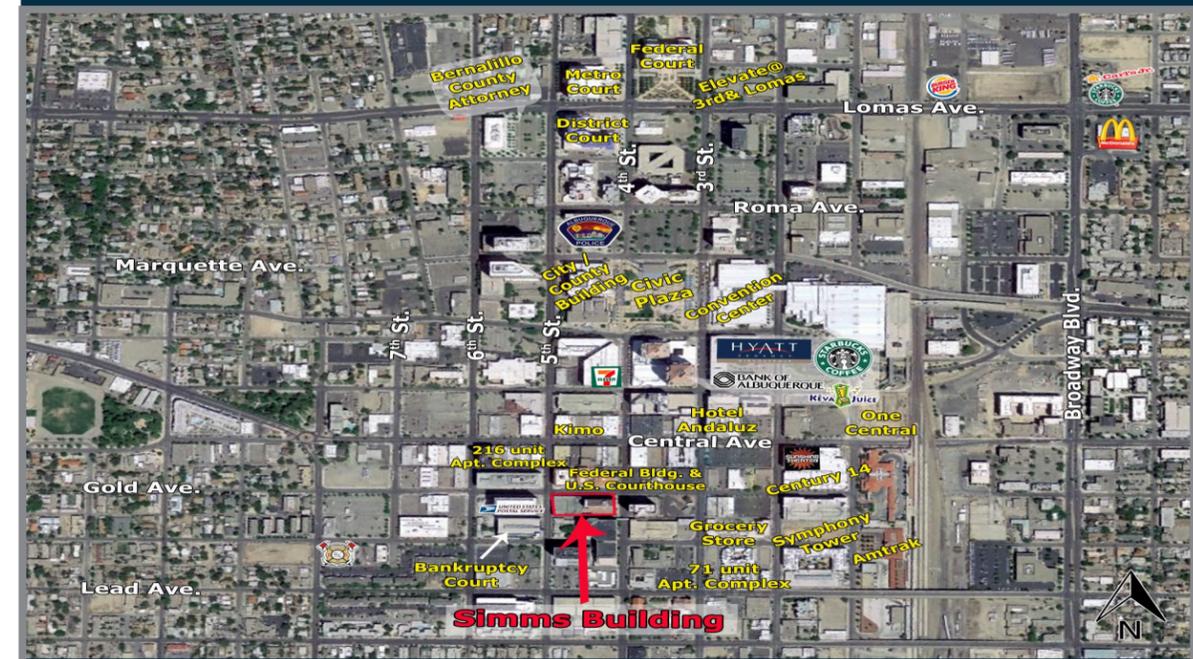
Floor	AVAILABLE:
2	<b>2nd Floor Space</b> <ul style="list-style-type: none"> <li>• Suite 260   324 SF   \$495/Month</li> </ul>
3	<b>3rd Floor Space</b> <ul style="list-style-type: none"> <li>• Suite 300   1,620 SF   \$1,750/Month</li> <li>• Suite 301   1,350 SF   \$1,500/Month</li> <li>• Suite 340   4,430 SF   \$4,700/Month</li> </ul>
4	<b>4th Floor Space</b> <ul style="list-style-type: none"> <li>• Entire Floor   8,306 SF   \$9,995/Month</li> </ul>
5	<b>5th Floor Space</b> <ul style="list-style-type: none"> <li>• Entire Floor   8,306 SF   \$9,995/Month</li> </ul>
7	<b>7th Floor Space</b> <ul style="list-style-type: none"> <li>• Suite 705   65 SF   \$165/Month</li> <li>• Suite 707   50 SF   \$150/Month</li> <li>• Suite 708   65 SF   \$165/Month</li> <li>• Suite 730   350 SF   \$795/Month</li> <li>• Suite 731   300 SF   \$750/Month</li> </ul>
	<b>Storage Space</b> <ul style="list-style-type: none"> <li>• 20 SF - 85 SF   \$10-\$30/Month</li> </ul>



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



| OFFICE | RETAIL | RESTAURANT |



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