

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	1st Floor Space • Suite 104 863 SF \$925/Month • Suite 105 2,350 SF \$2,875/Month • Suite 130 11,000 SF \$5,995/Month
2	2nd Floor Space • Suite 220 747 SF \$795/Month
3	3rd Floor Space • Suite 300 1,800 SF \$2,925/Month
6	6th Floor Space • Suite 680 3,004 SF \$3,925/Month
7	7th Floor Space • Suite 722-727 50 SF-200 SF \$95–\$425/Month
11	11th Floor Space • Suite 1101 3,766 SF \$2,950/Month
12	12th Floor Space • Suite 1201B 2,028 SF \$2,695/Month
	Storage Space • 20 SF - 300 SF \$10–\$150/Month



THE SIMMS BUILDING
400 Gold Avenue SW Albuquerque, NM

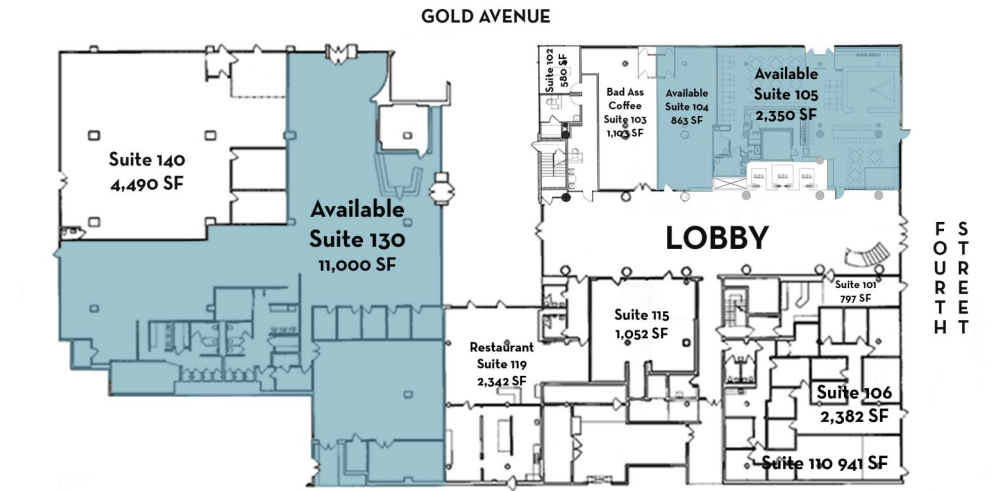


| OFFICE | RETAIL | RESTAURANT |



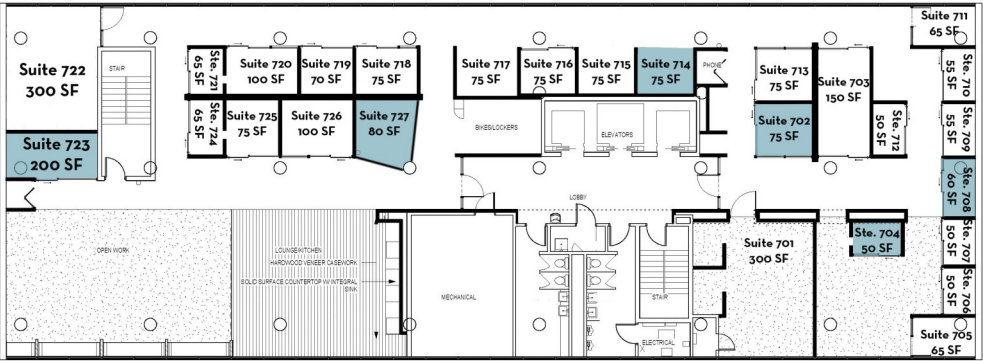
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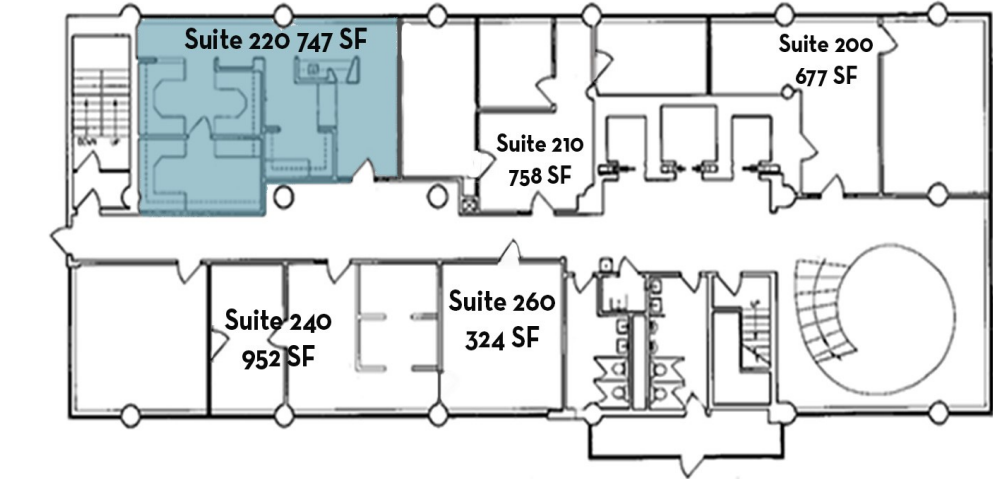
FIRST FLOOR

- Suite 104 | 863 SF | \$925/Mo
- Suite 105 | 2,350 SF | \$2,875/Mo
- Suite 130 | 11,000 SF | \$5,995/Mo



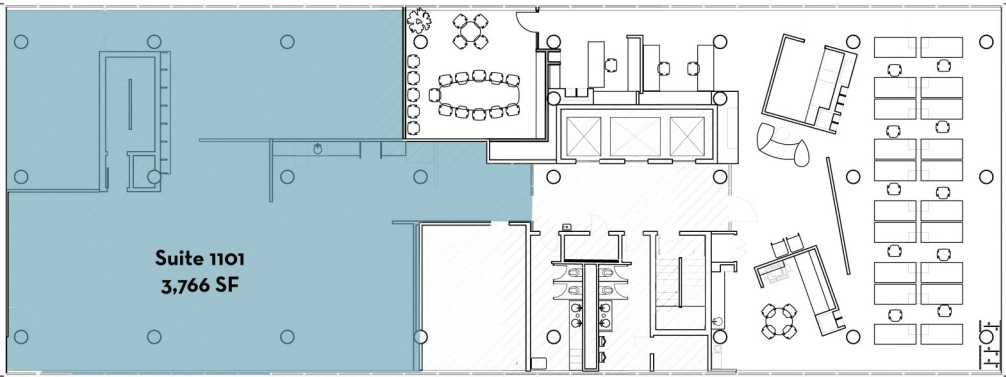
SEVENTH FLOOR

- 50 SF-200 SF | \$95-\$425/Mo



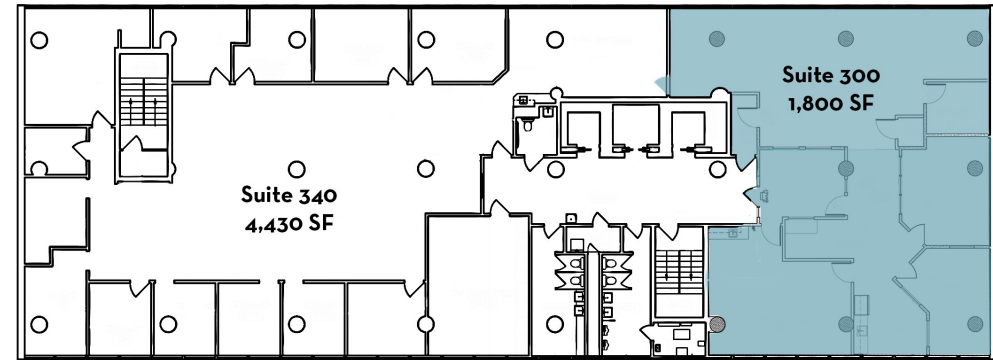
SECOND FLOOR

- Suite 220 | 747 SF | \$795/Mo



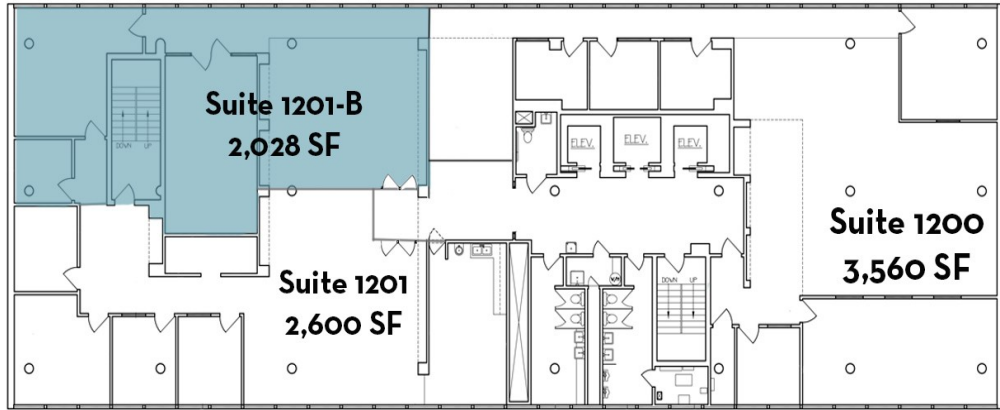
ELEVENTH FLOOR

- Suite 1101 | 3,766 SF | \$2,950/Mo



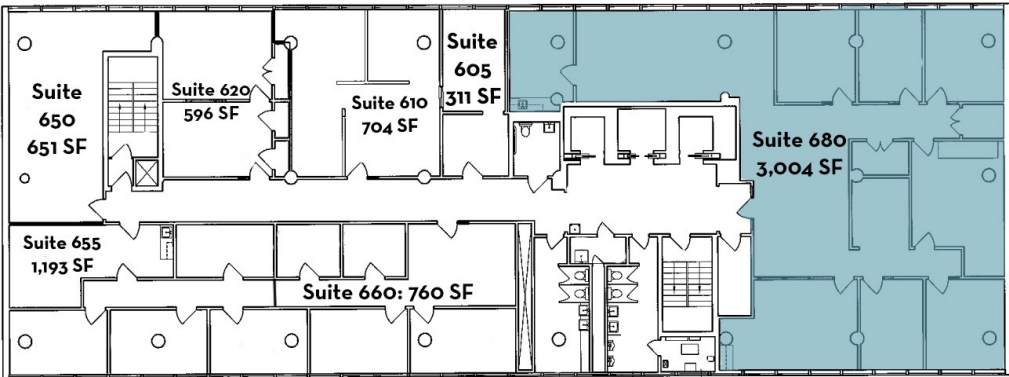
THIRD FLOOR

- Suite 300 | 1,800 SF | \$2,925/Mo



TWELVTH FLOOR

- Suite 1201B | 2,028 SF | \$2,695/Mo



SIXTH FLOOR

- Suite 680 | 3,004 SF | \$3,925Mo

