

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

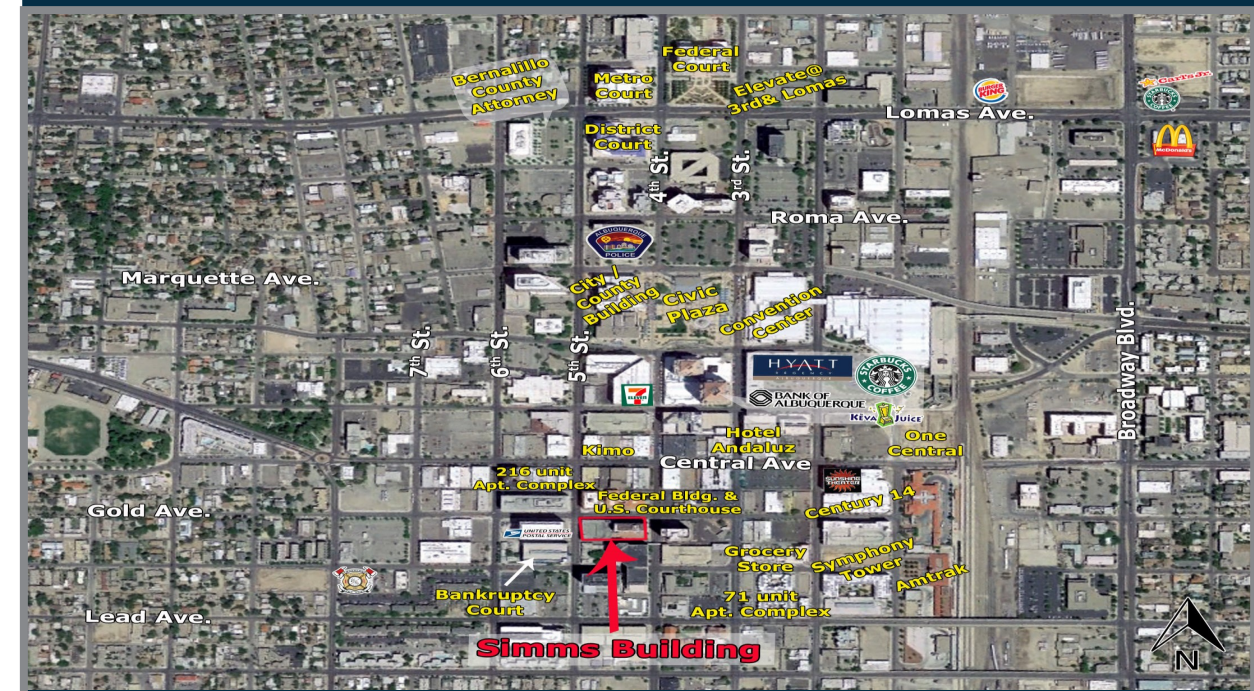
Floor	AVAILABLE:
1	1st Floor Space <ul style="list-style-type: none"> • Suite 104 863 SF \$875/Month • Suite 105 2,350 SF \$2,750/Month • Suite 130 11,000 SF \$5,995/Month
2	2nd Floor Space <ul style="list-style-type: none"> • Suite 220 747 SF \$725/Month
3	3rd Floor Space <ul style="list-style-type: none"> • Suite 300 1,800 SF \$2,750/Month
6	6th Floor Space <ul style="list-style-type: none"> • Suite 680 3,004 SF \$3,795/Month
7	7th Floor Space <ul style="list-style-type: none"> • Suite 722-727 60 SF-200 SF \$85-425/Month
8	8th Floor Space <ul style="list-style-type: none"> • Suite 800 2,332 SF \$2,495/Month
11	11th Floor Space <ul style="list-style-type: none"> • Suite 1101 3,766 SF \$2,950/Month
12	12th Floor Space <ul style="list-style-type: none"> • Suite 1201B 2,028 SF \$2,625/Month
	Storage Space <ul style="list-style-type: none"> • 20 SF - 300 SF \$10-\$150/Month



THE SIMMS BUILDING
400 Gold Avenue SW Albuquerque, NM



| OFFICE | RETAIL | RESTAURANT |

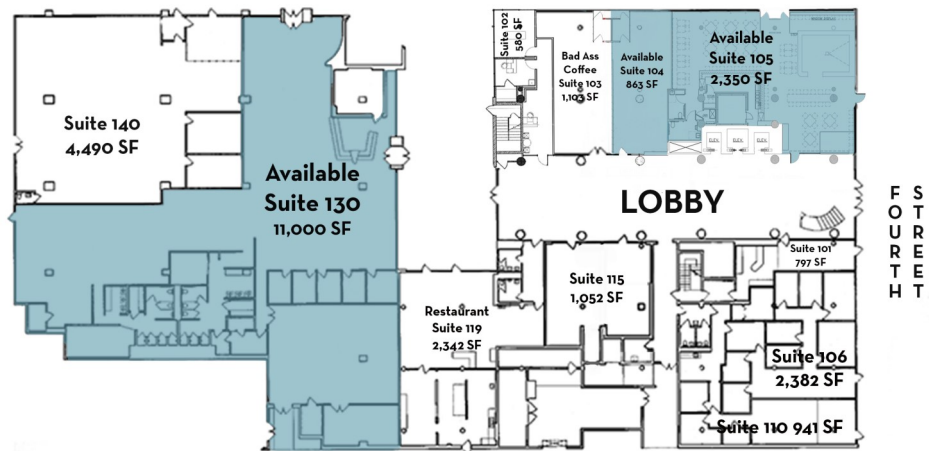


CONTACT 505.884.3578

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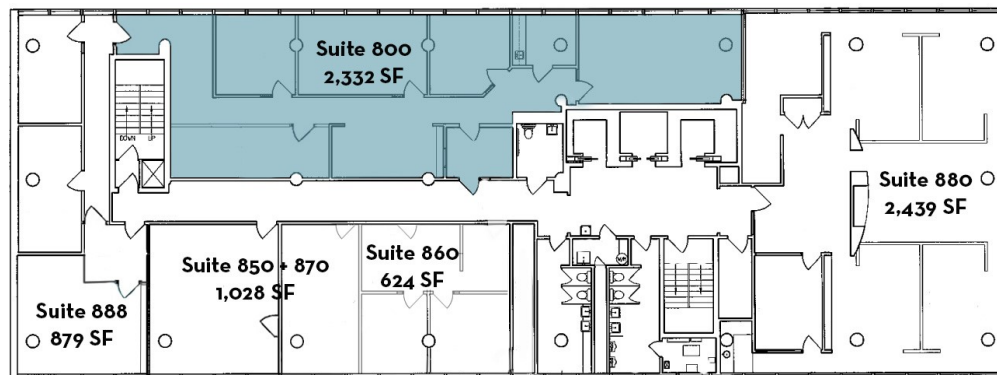
PETERSON PROPERTIES, LLC
2325 San Pedro Dr. NE Suite 2A
Albuquerque, NM 87110
505.884.3578
www.petersonproperties.net

GOLD AVENUE



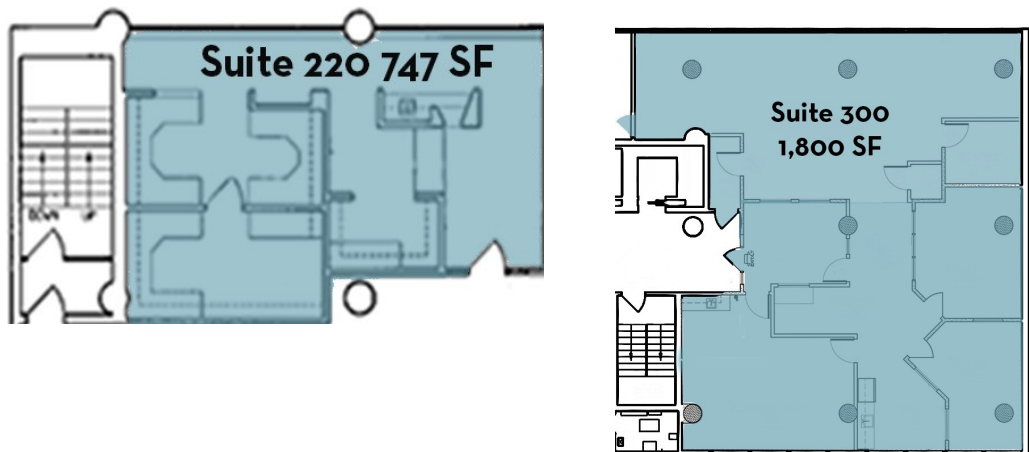
FIRST FLOOR

- Suite 104 | 863 SF | \$875/Mo
- Suite 105 | 2,350 SF | \$2,750/Mo
- Suite 130 | 11,000 SF | \$5,995/Mo



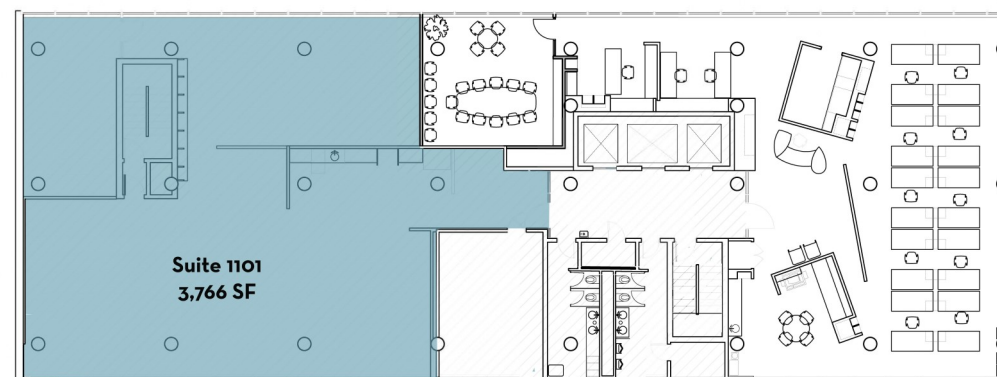
EIGHTH FLOOR

- Suite 800 | 2,332 SF | \$2,495/Mo



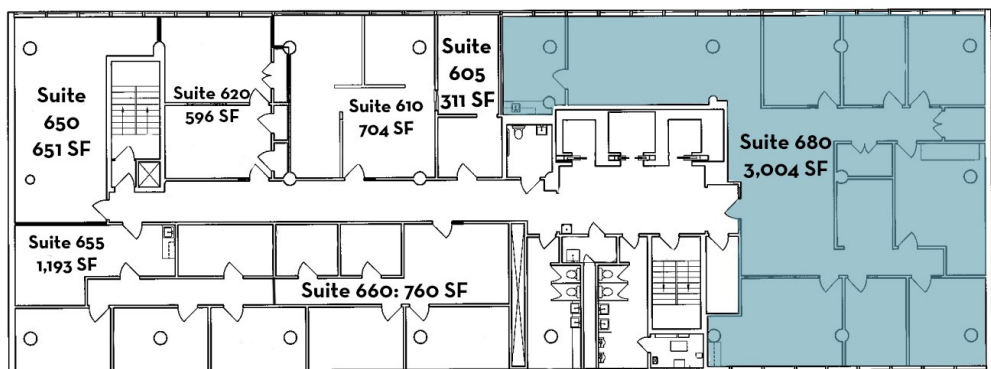
SECOND FLOOR

- Suite 220 | 747 SF | \$725/Mo



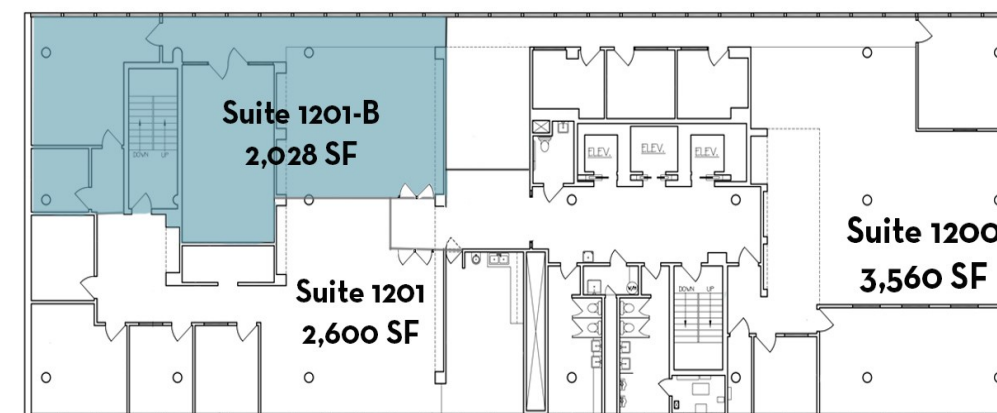
ELEVENTH FLOOR

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



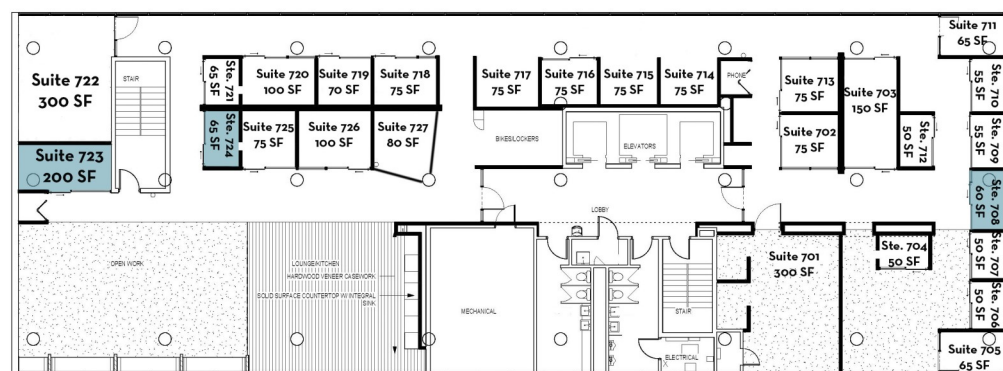
SIXTH FLOOR

- Suite 680 | 3,004 SF | \$3,850/Mo



TWELVTH FLOOR

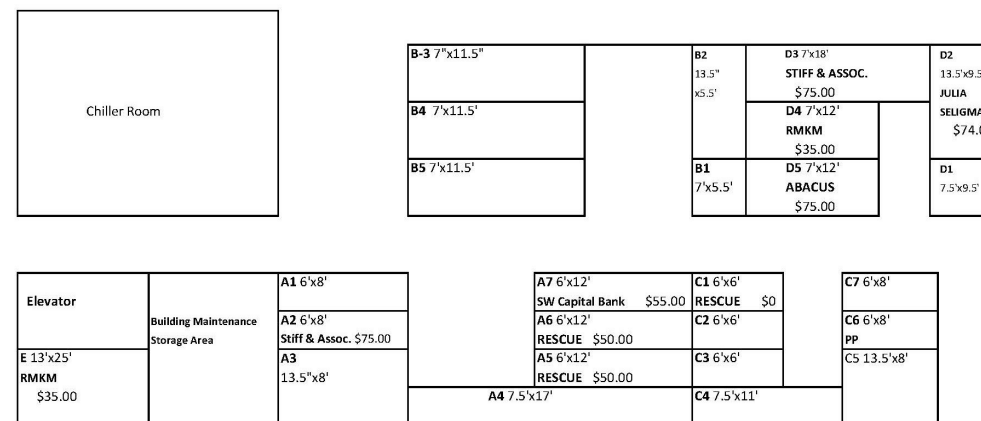
- Suite 1201B | 2,028 SF | \$2,625/Mo



SEVENTH FLOOR

- 60 SF 200 SF | \$100-\$425/Mo

#77 3.5'x4.5'	#76 3.56'x7.5'	#67 3.5'x9'
	DON DUDLEY \$0.00	PPI SIMMS, LLC \$0.00



STORAGE SPACE

- 20 SF-300 SF | \$10-\$150/Mo