

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

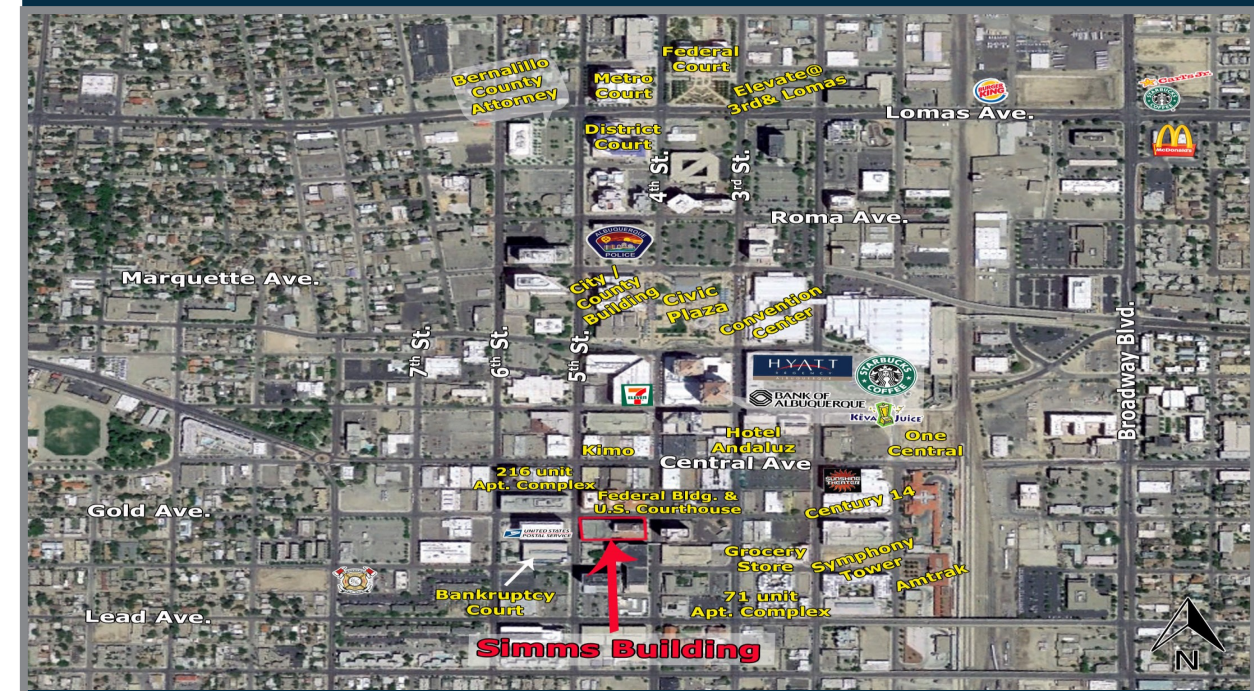
Floor	AVAILABLE:
1	1st Floor Space • Suite 105 3,281 SF \$2,795/Month
2	2nd Floor Space • Suite 220 747 SF \$715/Month
6	6th Floor Space • Suite 610 704 SF \$765/Month
7	7th Floor Space • Suite 707 50 SF \$95/Month • Suite 709 55 SF \$95/Month • Suite 726 100 SF \$195/Month • Suite 729 20 SF \$65/Month
9	9th Floor Space • Suite 900 3,006 SF \$3,695/Month • Suite 915 2,186 SF \$2,750/Month
	Storage Space • 20 SF - 50 SF \$10-\$30/Month



THE SIMMS BUILDING
400 Gold Avenue SW Albuquerque, NM



| OFFICE | RETAIL | RESTAURANT |



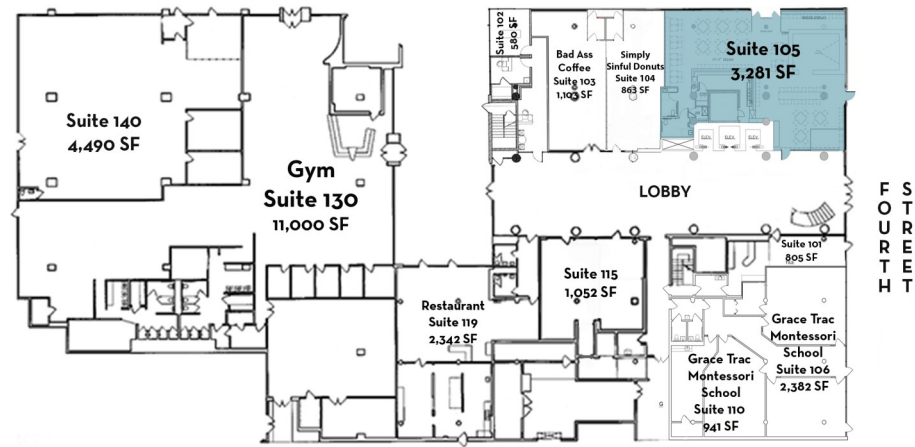
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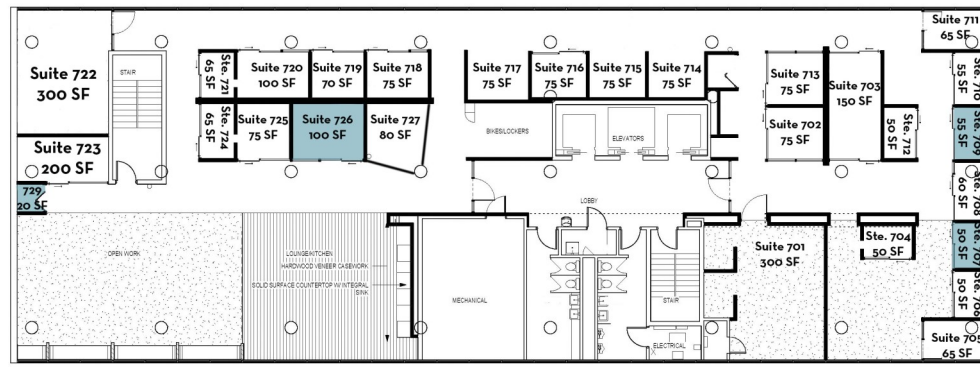
GOLD AVENUE



FOURTH

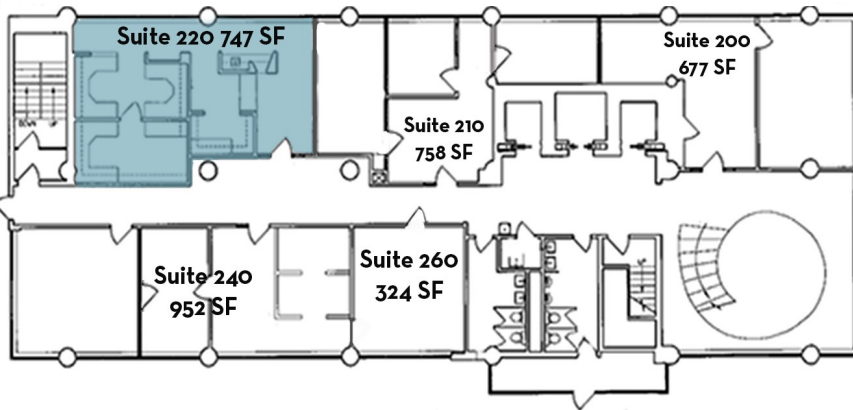
FIRST FLOOR

- Suite 105 | 3,281 SF | \$2,795/Mo



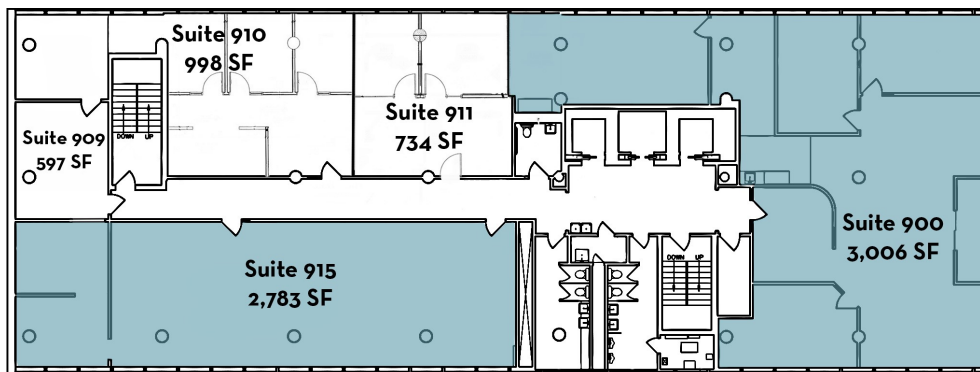
SEVENTH FLOOR

- Suite 707 | 50 SF | \$95/Mo
- Suite 709 | 55 SF | \$95/Mo
- Suite 726 | 100 SF | \$195/Mo
- Suite 729 | 20 SF | \$65/Mo



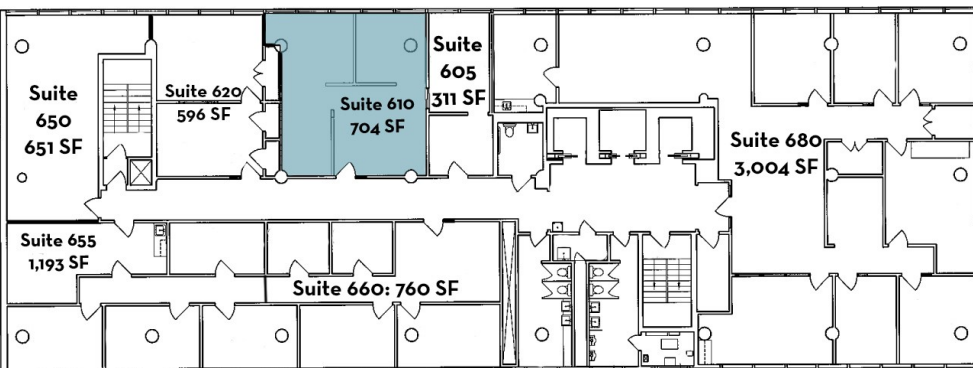
SECOND FLOOR

- Suite 220 | 747 SF | \$715/Mo



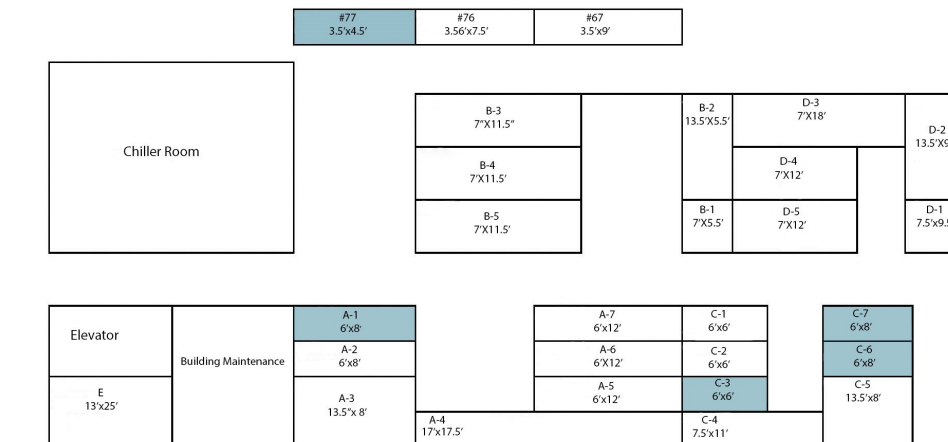
NINTH FLOOR

- Suite 900 | 3,006 SF | \$3,695/Mo
- Suite 915 | 2,783 SF | \$2,750/Mo



SIXTH FLOOR

- Suite 610 | 704 SF | \$765/Mo



STORAGE SPACE

- 20 SF-50 SF | \$10-\$30/Mo