

- 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 106 + 110 3,323 SF \$3,995/Month
7	7th Floor Space • Suite 702 75 SF \$200/Month
	Storage Space • 20 SF - 85 SF \$10-\$40/Month



THE SIMMS BUILDING
400 Gold Avenue SW Albuquerque, NM

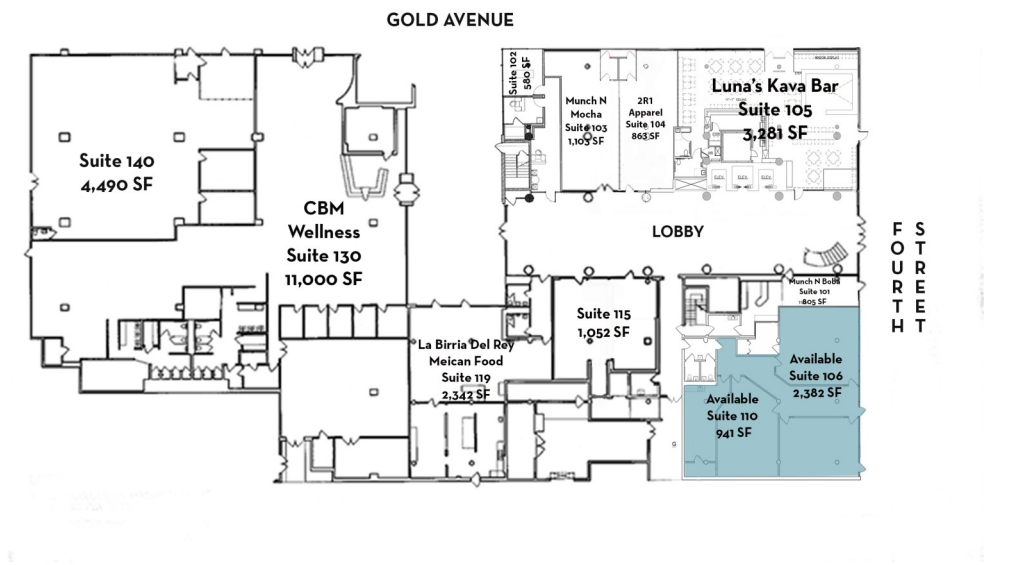


| OFFICE | RETAIL | RESTAURANT |



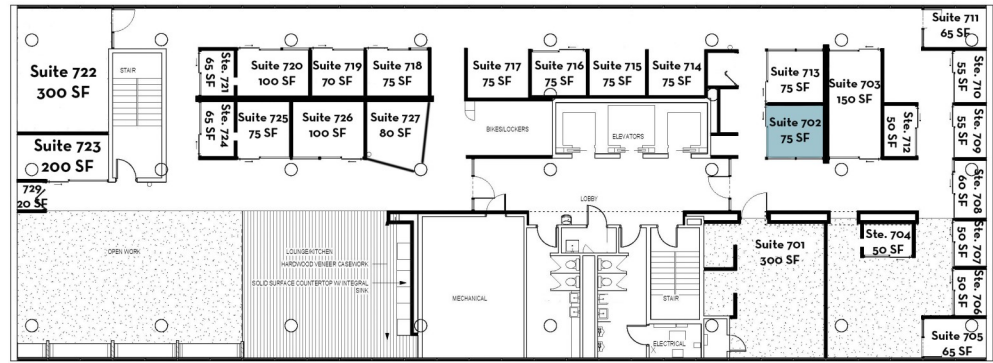
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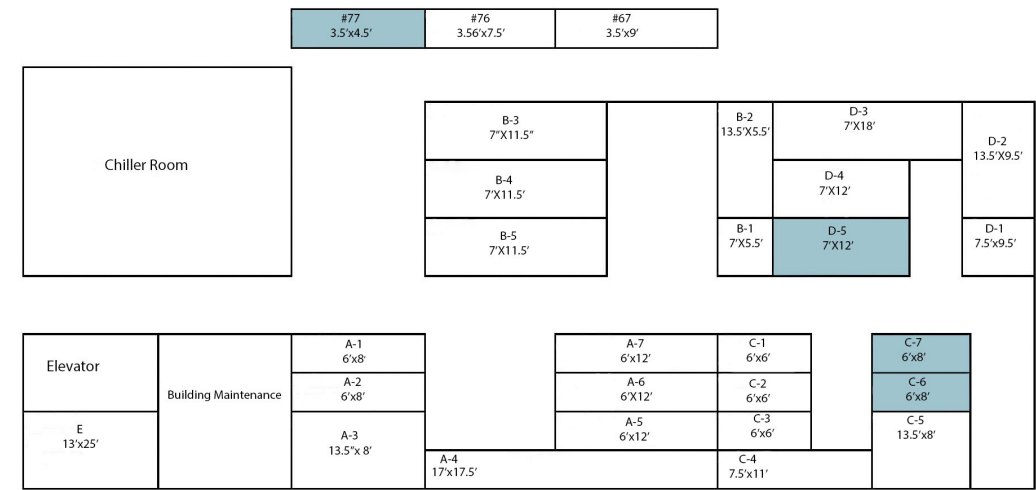
FIRST FLOOR

- Suite 106+110 | 3,323 SF | \$3,995/Mo



EIGHTH FLOOR

- Suite 702 | 75 SF | \$200/Mo



STORAGE SPACE

- Unit #77 | 20 SF | \$10/Mo
- Unit C6 | 50 SF | \$30/Mo
- Unit C7 | 50 SF | \$30/Mo
- Unit D5 | 85 SF | \$40/Mo