

- 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 2,350 SF \$3,875/Month
6	6th Floor Space • Suite 680 3,004 SF \$3,325/Month
7	7th Floor Space • Suite 708 60 SF \$160/Month • Suite 709 65 SF \$165/Month
9	9th Floor Space • Suite 915 2,783 SF \$3,725/Month
12	12th Floor Space • Suite 1201 2,600 SF \$3,525/Month
	Storage Space • 20 SF - 75 SF \$10-\$40/Month



THE SIMMS BUILDING
400 Gold Avenue SW Albuquerque, NM



| OFFICE | RETAIL | RESTAURANT |



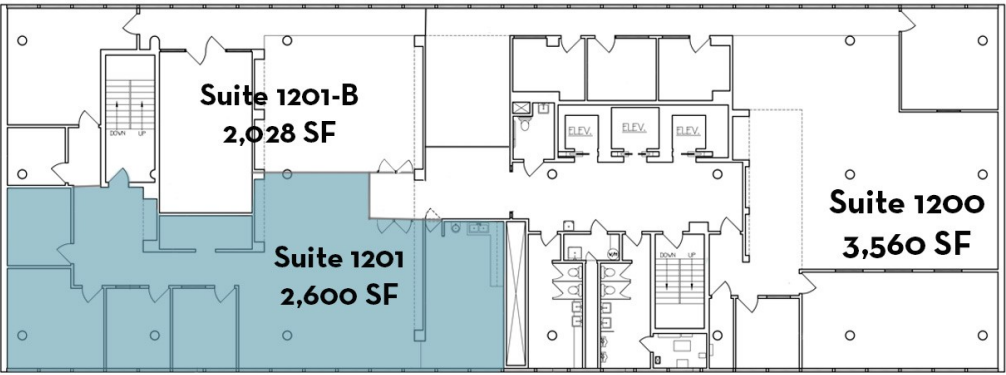
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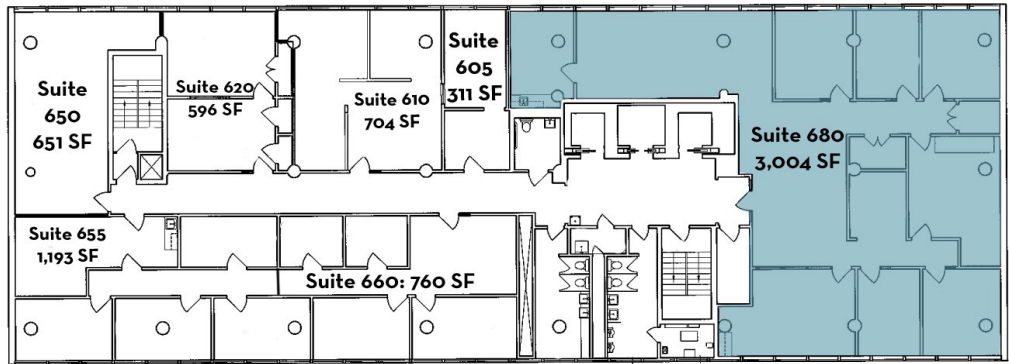
FIRST FLOOR

- Suite 105 | 2,350 SF | \$3,875/Mo



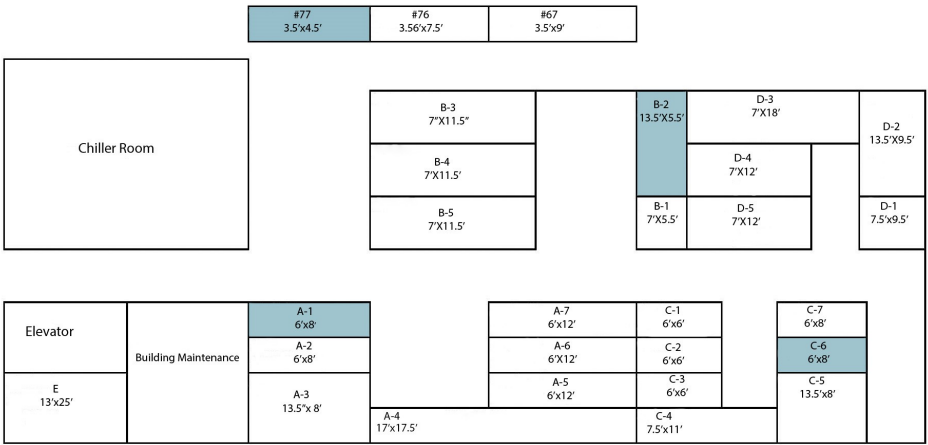
TWELVTH FLOOR

- Suite 1201 | 2,600 SF | \$3,525Mo



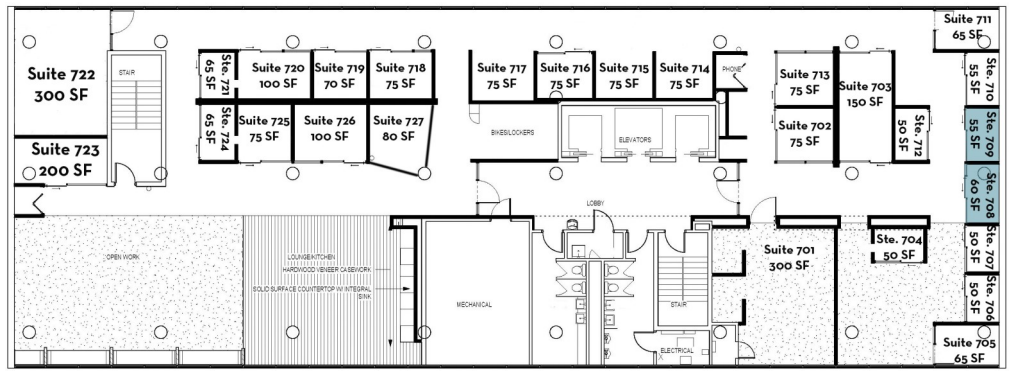
SIXTH FLOOR

- Suite 680 | 3,004 SF | \$3,325/Mo



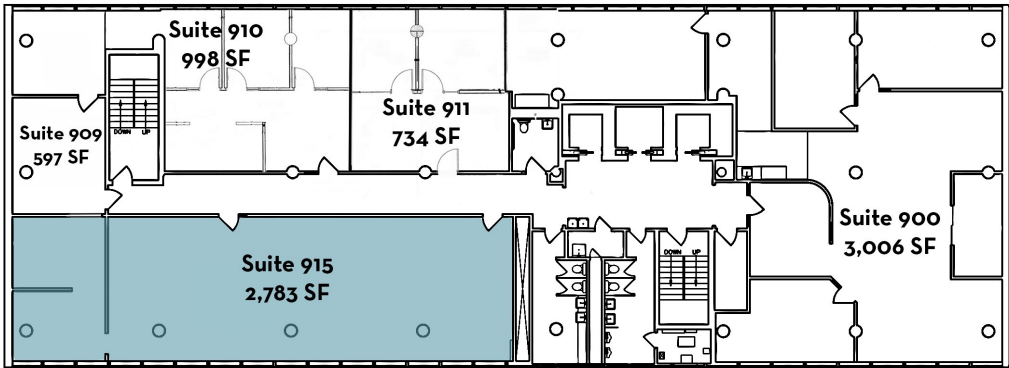
STORAGE SPACE

- 20 SF-75 SF | \$10-\$40/Mo



SEVENTH FLOOR

- Suite 708 | 60 SF | \$160/Mo
- Suite 709 | 65 SF | \$165/Mo



NINTH FLOOR

- Suite 915 | 2,783 SF | \$3,725/Mo