

- 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 101 797 SF \$1,495/Month
2	2nd Floor Space • Suite 260 324 SF \$500/Month
3	3rd Floor Space • Suite 301 1,350 SF \$1,345/Month • Suite 340 4,430 SF \$4,360/Month
4	4th Floor Space • Suites 402-422 190 SF-720 SF \$265-\$960/Month
5	5th Floor Space • Suites 500-518 150 SF-2,930 SF \$240 -\$4,965/Month
6	6th Floor Space • Suite 660 925 SF \$1,250/Month
7	7th Floor Space • Suite 723 200 SF \$320/Month • Suite 731 300 SF \$620/Month
10	10th Floor Space • Suite 1080 2,199 SF \$3,200/Month
	Storage Space • 20 SF \$10/Month



THE SIMMS BUILDING
400 Gold Avenue SW Albuquerque, NM

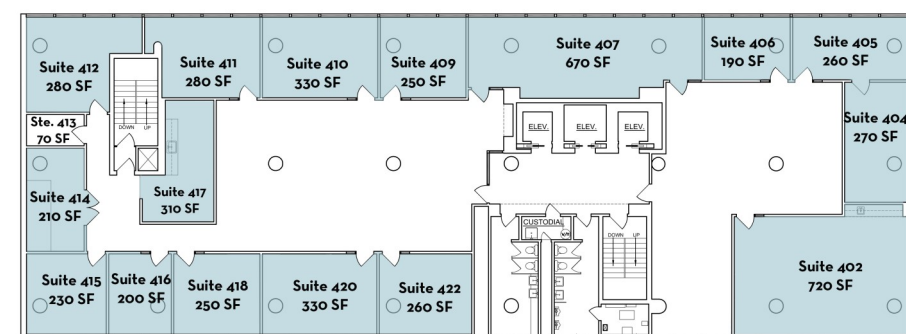
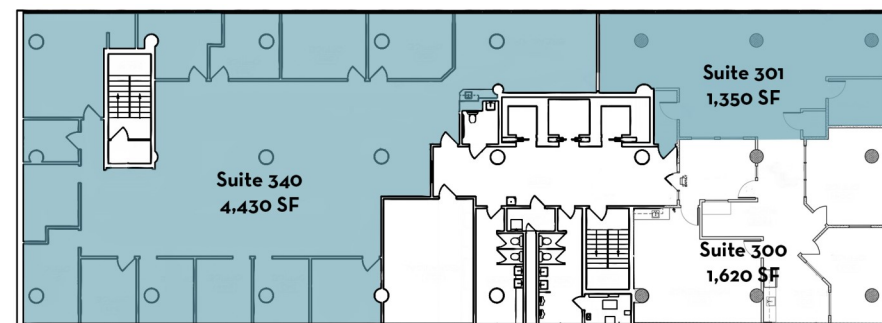
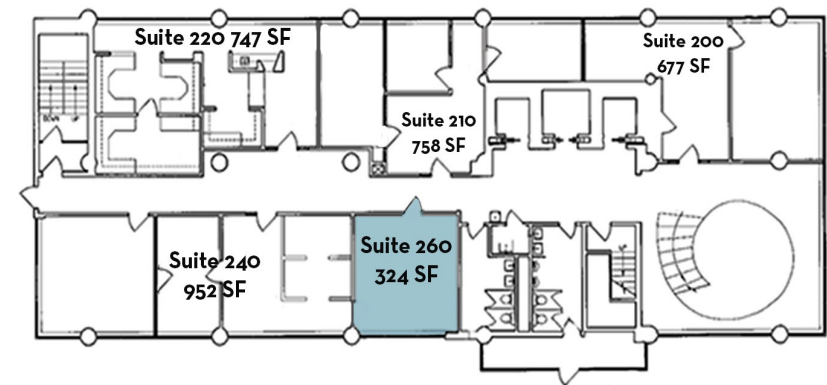


| OFFICE | RETAIL | RESTAURANT |



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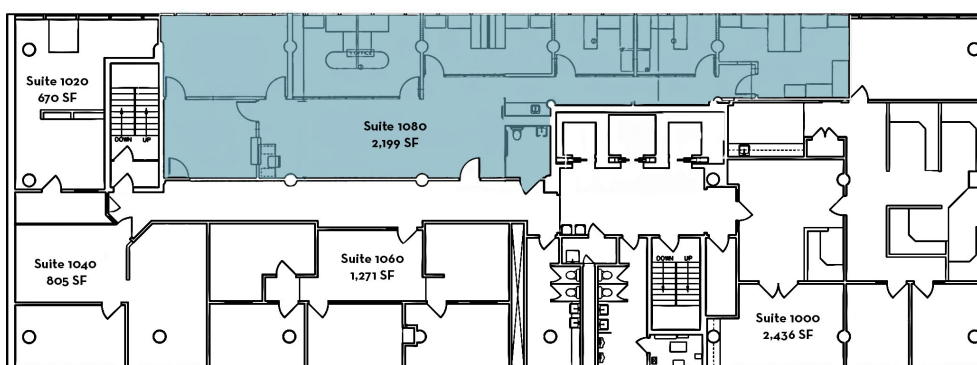
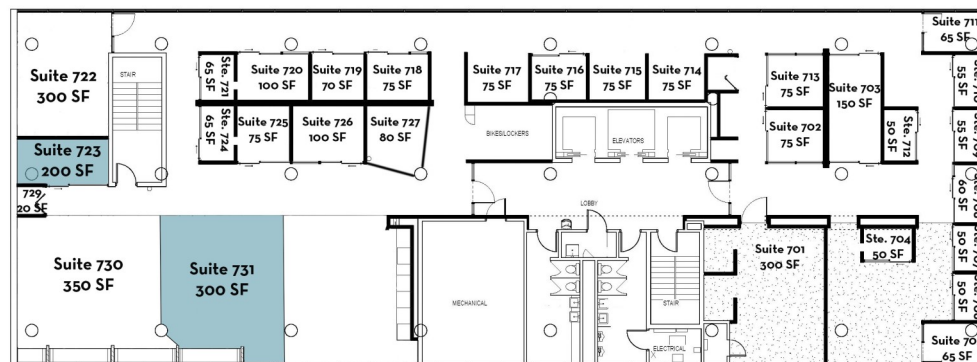
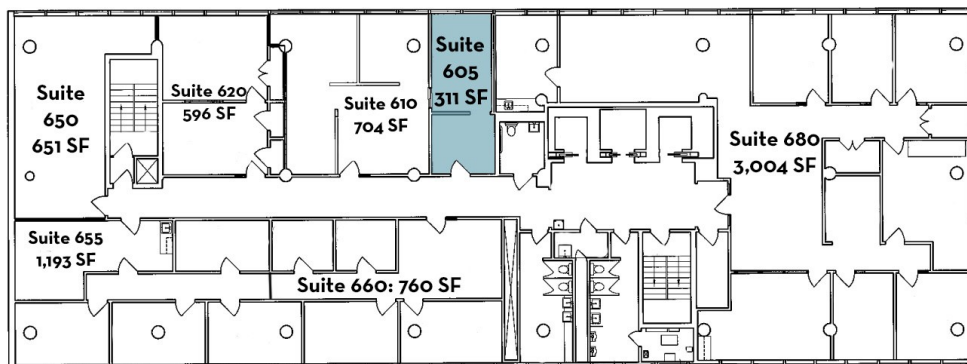
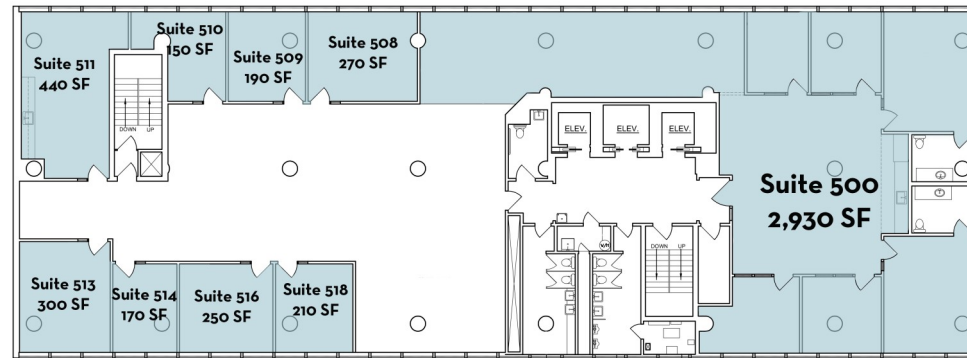


- Suite 101 | 797 SF | \$1,495/Mo

- Suite 260 | 324 SF | \$500/Mo

- Suite 301 | 1,350 SF | \$1,345/Mo
- Suite 340 | 4,430 SF | \$4,360/Mo

- Suites 402-422 | 190 SF-720 SF
\$265-\$960/Mo



- Suite 500 | 2,930 SF | \$4,965/Mo
- Suite 508 | 270 SF | \$340/Mo
- Suite 509 | 190 SF | \$265/Mo
- Suite 510 | 150 SF | \$240/Mo
- Suite 511 | 440 SF | \$560/Mo
- Suite 513 | 300 SF | \$360/Mo
- Suite 514 | 170 SF | \$260/Mo
- Suite 516 | 250 SF | \$335/Mo
- Suite 518 | 210 SF | \$310/Mo

- Suite 660 | 925 SF | \$1,250/Mo

- Suite 723 | 200 SF | \$320/Mo
- Suite 731 | 300 SF | 620/Mo

- Suite 1080 | 2,199 SF | \$3,200/Mo