



Plug & Play Master Crafted Office Space

*FOR SUBLEASE:
SUITE 500 AT
PASEO NUEVO
OFFICE COMPLEX*

8220 SAN PEDRO DR NE
ALBUQUERQUE, NM 87113

CBRE



Move-in Ready

Fully Furnished Architectural Offices

Suite 500 at Paseo Nuevo Office Complex is a pristine, well-designed Class A office space available in January of 2027.

Fully furnished and expertly maintained, this office suite is move-in ready. The suite features two private balconies, a large conference room, a breakroom, and five private offices, including two corner executive offices. The building features beautiful views and an unbeatable location in the highly desirable North I-25/Paseo Corridor.

Included in the master lease are five reserved and seven unreserved parking spaces.

Paseo Nuevo is surrounded by amenities and is easily accessible from all quadrants of the city.

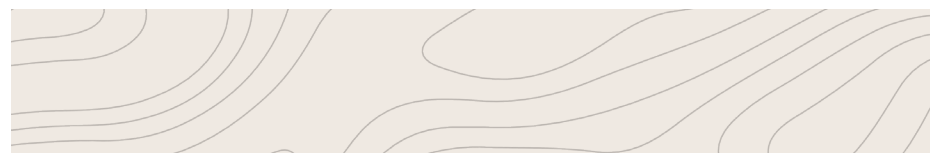
PROPERTY HIGHLIGHTS

±3,233 RSF
Suite Size

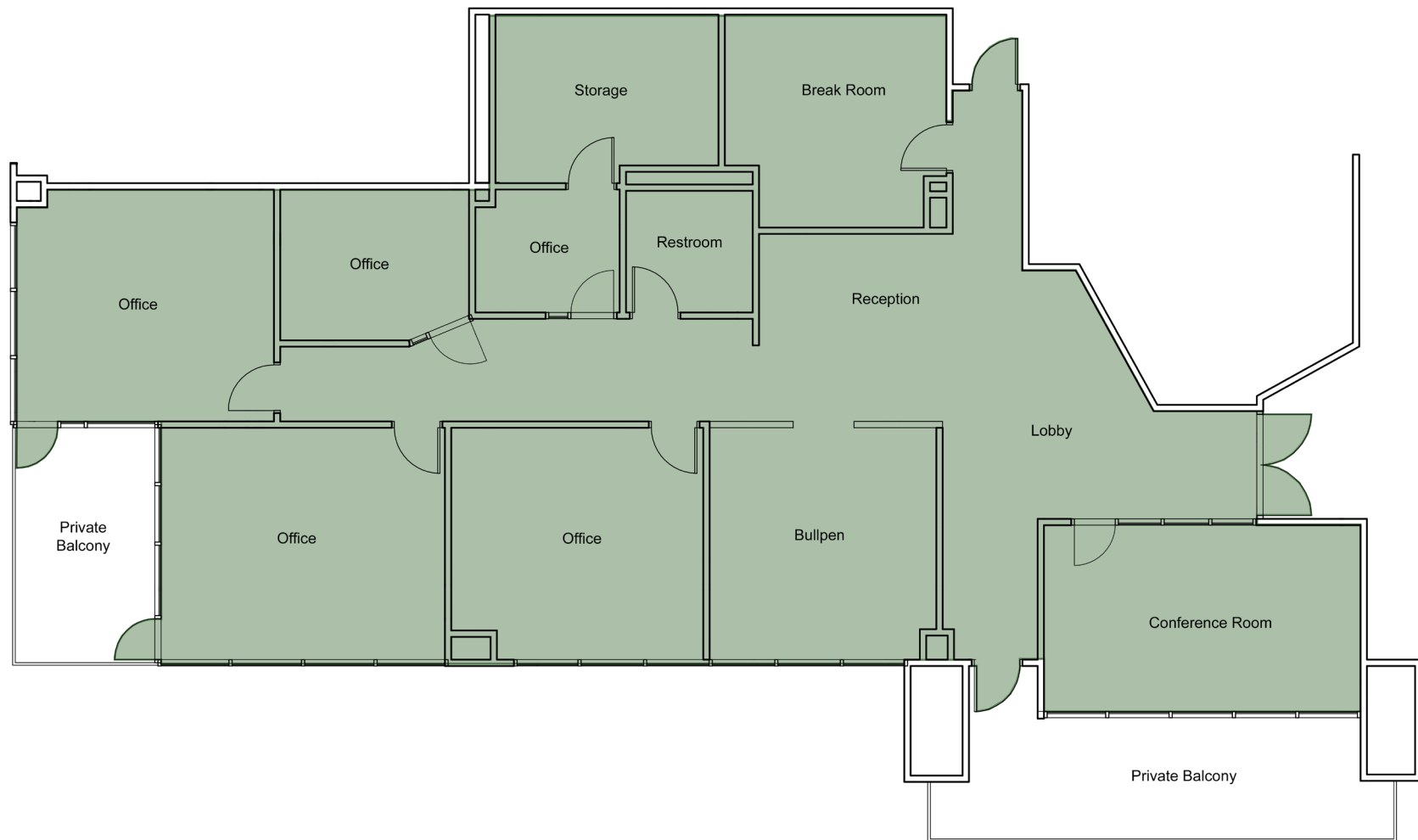
\$26.50/SF
Full Service

Dec 31, 2028
Master Lease Expires

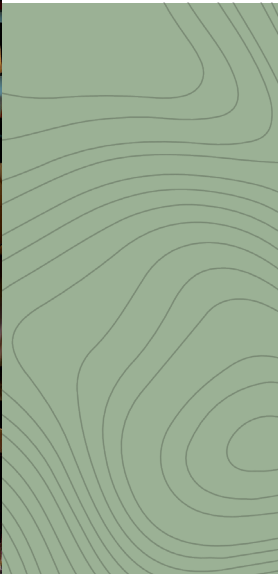
Jan 1, 2027
Available On



Floor Plan



± 3,233 RSF



Area Map

Paseo Nuevo



Drive Times

- 2 Minutes to Journal Center
- 12 Minutes to University of New Mexico
- 13 Minutes to Westside Albuquerque
- 15 Minutes to Uptown
- 15 Minutes to Downtown
- 17 Minutes to Albuquerque International Airport
- 54 Minutes to Santa Fe, NM

For Sublease: Suite 500

8220 SAN PEDRO DR NE
ALBUQUERQUE, NM 87113



CONTACTS

SCOTT WHITEFIELD, SIOR
Vice President
+1 505 803 8104
scott.whitefield@cbre.com
Lic. 15079

SHÓNA MARTINEZ
Senior Associate | Albuquerque Market Leader
+1 505 492 9405
shona.martinez@cbre.com
Lic. 51234

CBRE
6565 Americas Pkwy, Suite 825
Albuquerque, NM 87110
+1 505 837 4999
www.cbre.com/abq

© 2026 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable but has not been verified for accuracy or completeness. CBRE, Inc. makes no guarantee, representation or warranty and accepts no responsibility or liability as to the accuracy, completeness, or reliability of the information contained herein. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such marks does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.

CBRE