

13220-13240 EVENING CREEK DRIVE

SABRE SPRINGS BUSINESS CENTER

SAN DIEGO, CA 92128



AVAILABLE FOR LEASE:
MULTI-TENANT R&D / OFFICE / LIGHT INDUSTRIAL SUITES

H.G. FENTON COMPANY

CBRE



Business park of
approximately 84,000 SF



Parking approximately
3.6 spaces/1,000 SF



Excellent freeway access;
immediately off I-15 and SR 56



Attractive functional
office upgrades



All Time Warner Cable Business Class Services
available (including Coax and Fiber)



IP-2-1
Zoning



Located within an award winning 1,500
acre master planned environment



Natural gas
available



NEW: Be Green
and save on utility bills!
Suite powered by solar.

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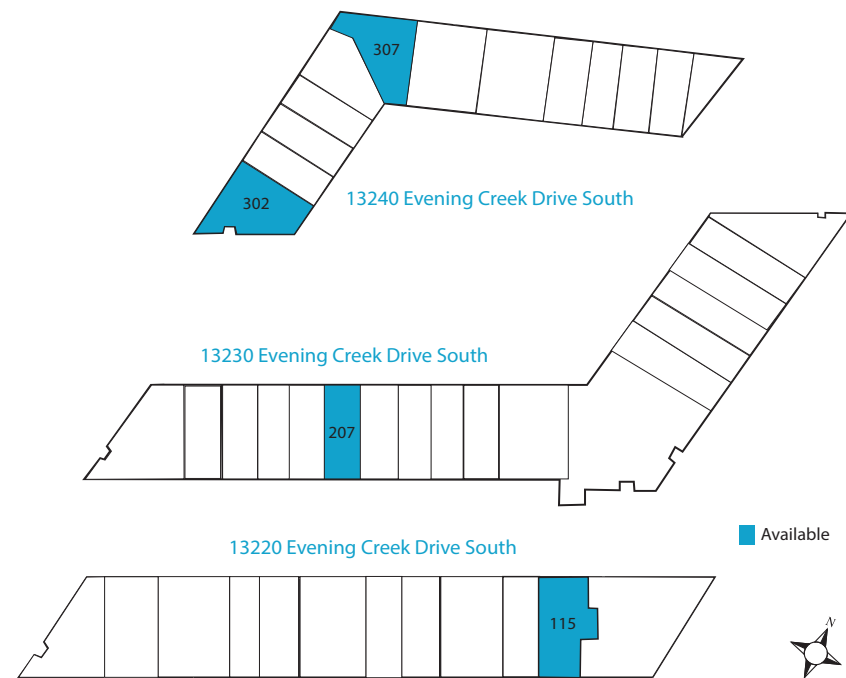
SAN DIEGO, CA 92128



AVAILABILITY

ADDRESS	SF	RATE	COMMENTS
13220 EVENING CREEK DRIVE			
Suite 115	1,418	\$2.15/SF/Mo. Net of Expenses	Street frontage. 100% creative open office. Available December 1, 2026.
13230 EVENING CREEK DRIVE			
Suite 207	1,540	\$2.15/SF/Mo. Net of Expenses	Approximately 50% office / 50% warehouse with (1) grade level loading door. Available Immediately.
13240 EVENING CREEK DRIVE			
Suite 302	2,243	\$2.10/SF/Mo. Net of Expenses	End unit. Approximately 50% office / 50% warehouse with (1) grade level loading door. Available Immediately.
Suite 307	2,234	\$2.05/SF/Mo. Net of Expenses	Approximately 40% office / 60% warehouse with (1) grade level loading door. Available Immediately.

NNNs = Approximately \$0.40/SF/Month



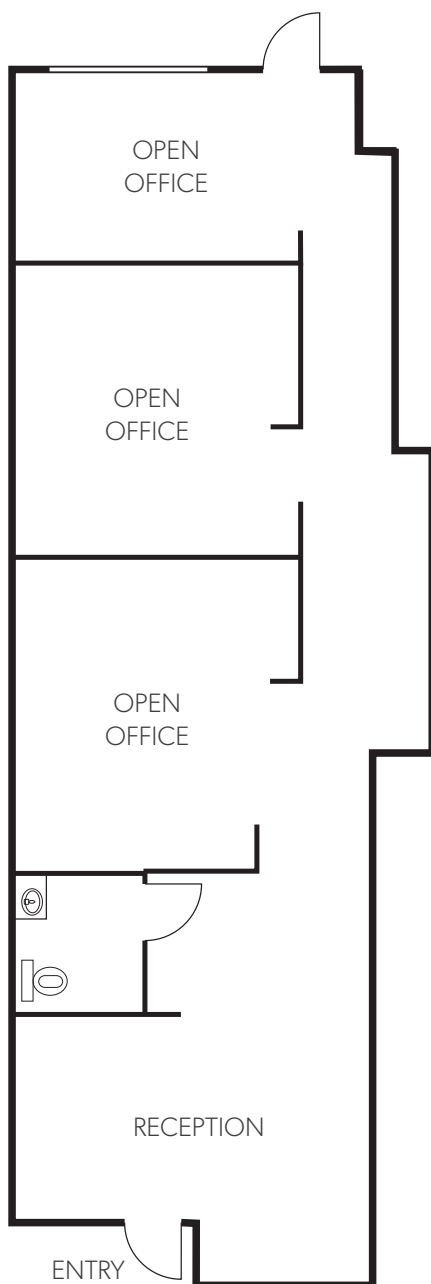
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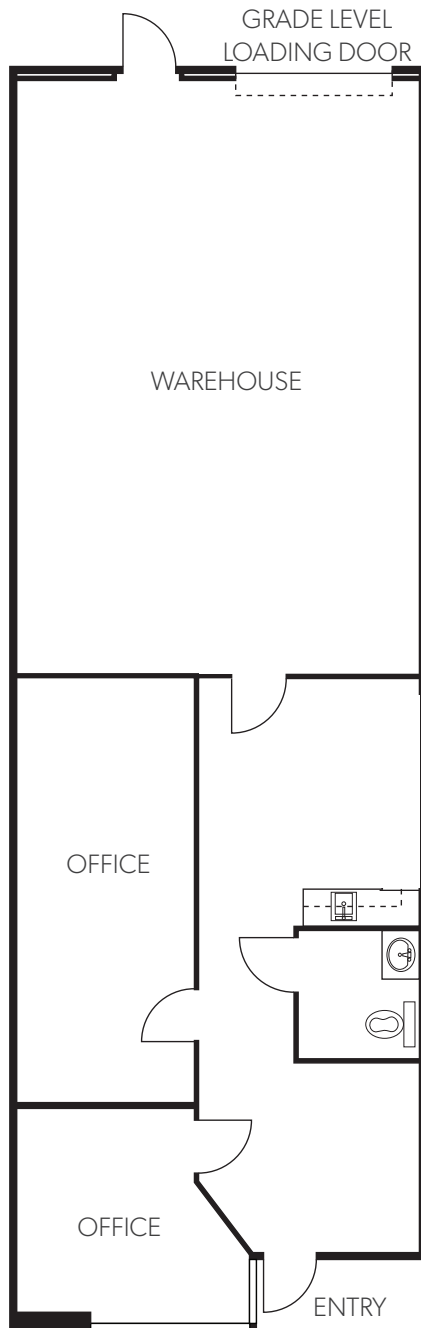
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Evening Creek Drive South

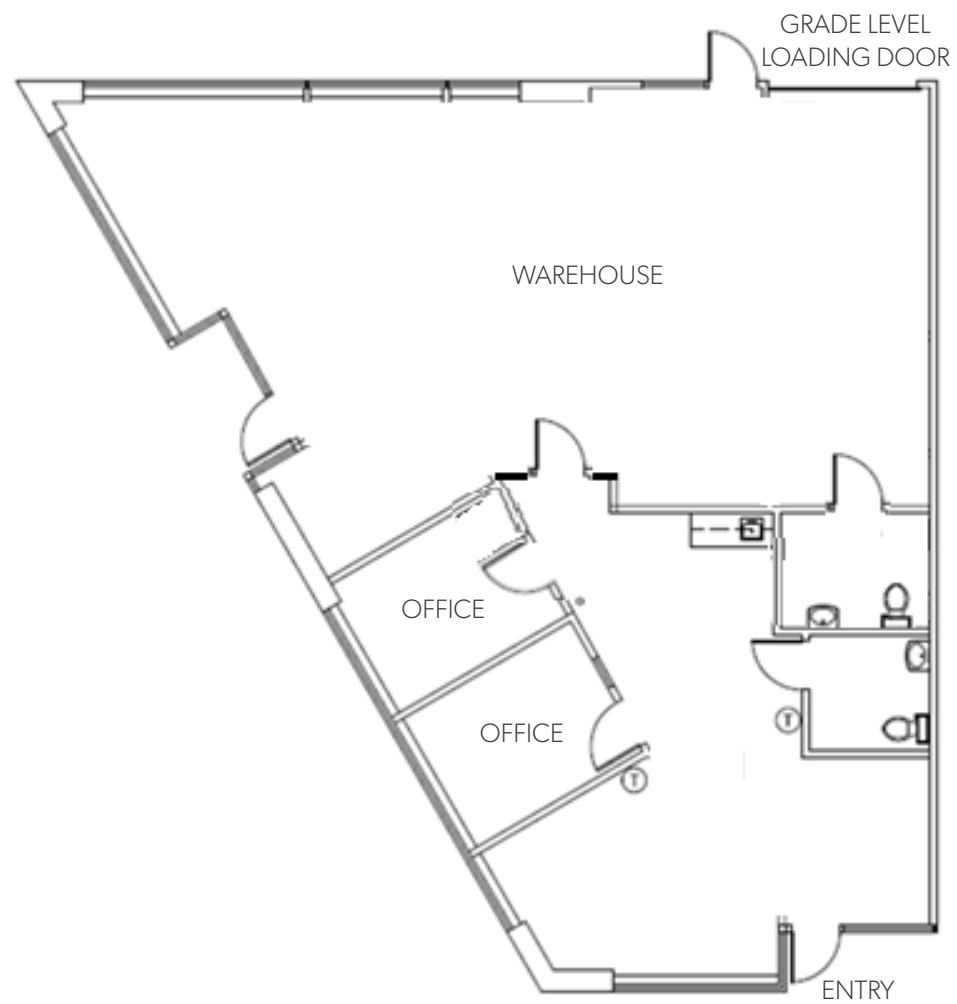
13220 EVENING CREEK DRIVE,
SUITE 115 / 1,418 SF



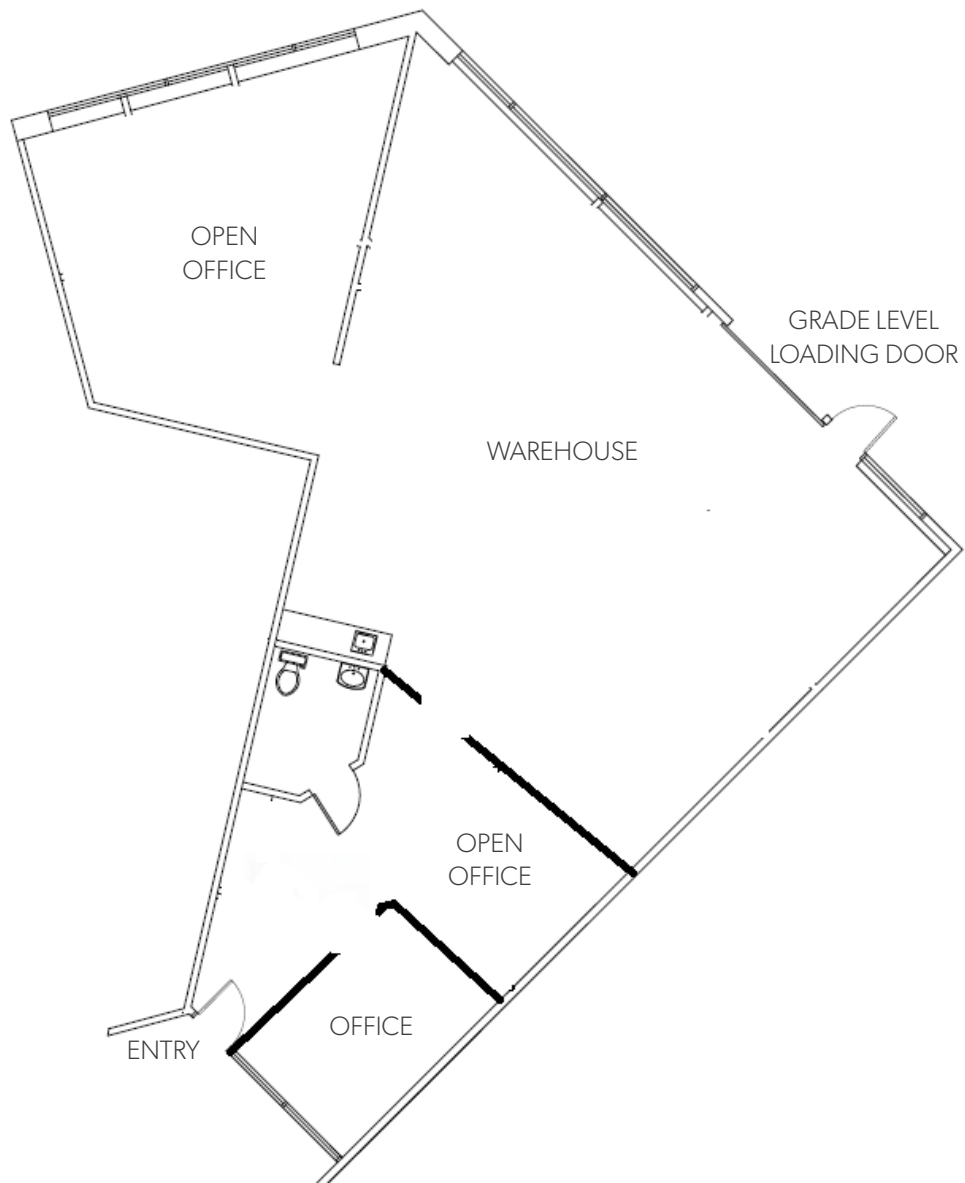
13230 EVENING CREEK DRIVE,
SUITE 207 / 1,540 SF



13240 EVENING CREEK DRIVE,
SUITE 302 / 2,243 SF



13240 EVENING CREEK DRIVE,
SUITE 307 / 2,234 SF





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FOR MORE INFORMATION PLEASE CONTACT:

JULIANA LIGHT

Associate

Lic. 02070023

+1 858 646 4736

juliana.light@cbre.com

KYLE WRIGHT

Senior Associate

Lic. 02083245

+1 858 546 4621

kyle.wright2@cbre.com

SEAN WILLIAMS, SIOR

Senior Vice President

Lic. 01475415

+1 858 546 4625

sean.williams@cbre.com

4301 La Jolla Village Drive | Suite 3000 | San Diego, CA 92122 | www.cbre.com/sandiego

CBRE, INC

Broker Lic. 00409987

CBRE

H.G. FENTON COMPANY

COMMON AREA *Green Initiatives*



LOWER MONTHLY OPERATIONAL COSTS • POSITIVE ENVIRONMENTAL IMPACT

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