

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

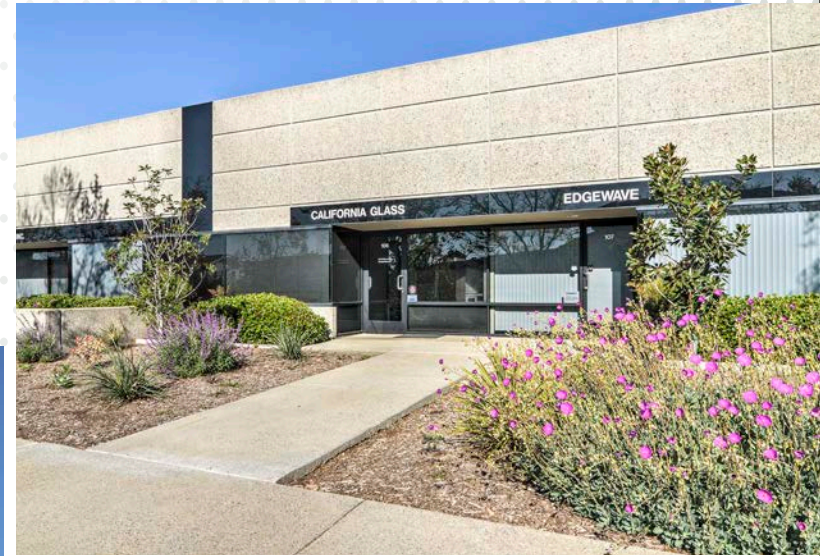


**NEW:** Be Green and save on utility bills! Suite powered by solar.

13220-13240 EVENING CREEK DRIVE

# SABRE SPRINGS BUSINESS CENTER

SAN DIEGO, CA 92128





Kilroy Sabre Springs  
Bridgepoint Education

Ted Williams Parkway

Retail

General  
Atomics

Evening Creek Drive

Sabre Springs Parkway

Lab Corp

SABRE SPRINGS  
BUSINESS CENTER



# AVAILABILITY

ADDRESS	SF	RATE	COMMENTS
<b>13220 EVENING CREEK DRIVE</b>			
Suite 106	1,430	\$2.15/SF/Mo. Net of Expenses	Street frontage. Approximately 60% open office / 40% warehouse with (1) grade level loading door. Available Immediately.
<b>13230 EVENING CREEK DRIVE</b>			
Suite 207	1,540	\$2.15/SF/Mo. Net of Expenses	Approximately 50% office / 50% warehouse with (1) grade level loading door. Available Immediately.
<b>13240 EVENING CREEK DRIVE</b>			
Suite 302	2,243	\$2.15/SF/Mo. Net of Expenses	End unit. Approximately 50% office / 50% warehouse with (1) grade level loading door. Available Immediately.
Suite 307	2,234	\$2.15/SF/Mo. Net of Expenses	Approximately 25% office / 75% warehouse with (1) grade level loading door. Available Immediately.

**NNNs = Approximately \$0.40/SF/Month**



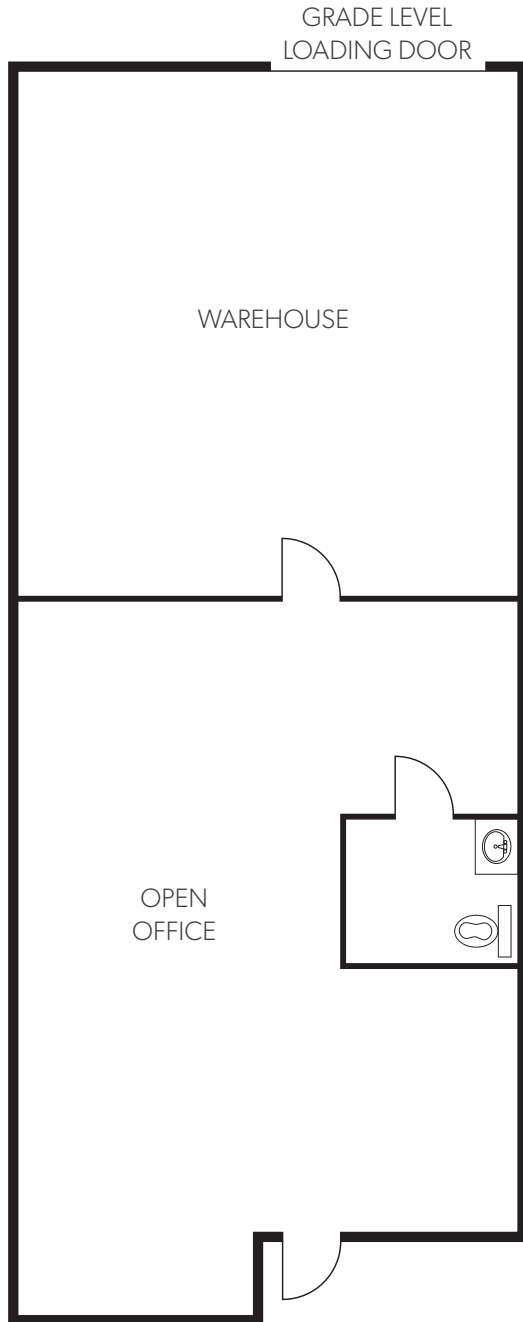
Evening Creek Drive South

13220-13240 EVENING CREEK DRIVE

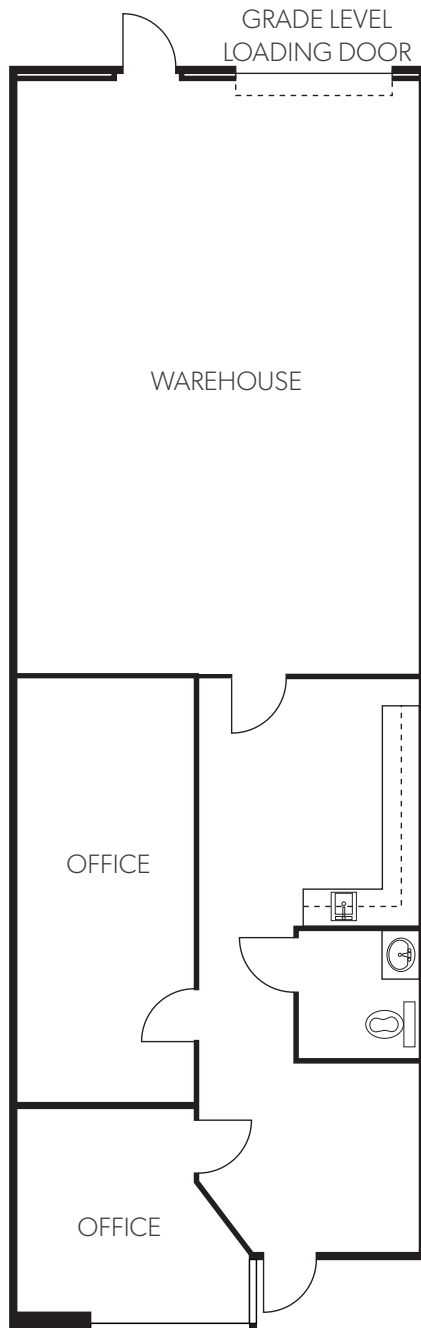
**SABRE SPRINGS**  
BUSINESS CENTER

SAN DIEGO, CA 92128

13220 EVENING CREEK DRIVE,  
SUITE 106 / 1,430 SF



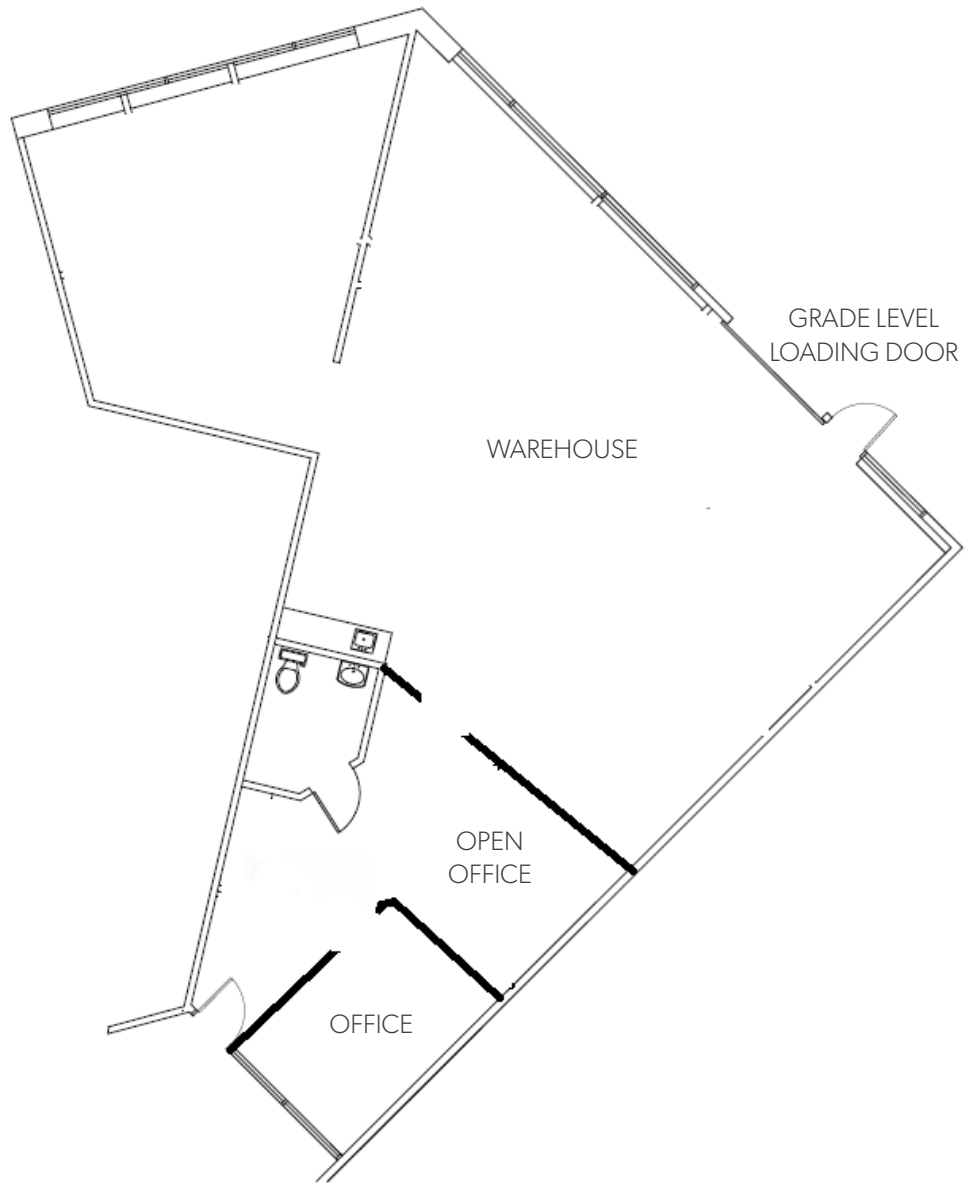
13230 EVENING CREEK DRIVE,  
SUITE 207 / 1,540 SF



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



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





13220-13240 EVENING CREEK DRIVE

# SABRE SPRINGS BUSINESS CENTER

SAN DIEGO, CA 92128

FOR MORE INFORMATION PLEASE CONTACT:

**SEAN WILLIAMS, SIOR**  
Lic. 01475415  
+1 858 546 4625  
[sean.williams@cbre.com](mailto:sean.williams@cbre.com)

**KYLE WRIGHT**  
Lic. 02083245  
+1 858 546 4621  
[kyle.wright2@cbre.com](mailto:kyle.wright2@cbre.com)

**JULIANA LIGHT**  
Lic. 02070023  
+1 858 646 4736  
[juliana.light@cbre.com](mailto:juliana.light@cbre.com)

4301 La Jolla Village Drive | Suite 3000 | San Diego, CA 92122 | [www.cbre.com/sandiego](http://www.cbre.com/sandiego)

CBRE, INC  
Broker Lic. 00409987



**COMMON AREA *Green Initiatives***

LOWER MONTHLY OPERATIONAL COSTS • POSITIVE ENVIRONMENTAL IMPACT

© 2024 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. Any projections, opinions, or estimates are subject to uncertainty. The information may not represent the current or future performance of the property. You and your advisors 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 logos 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.