

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

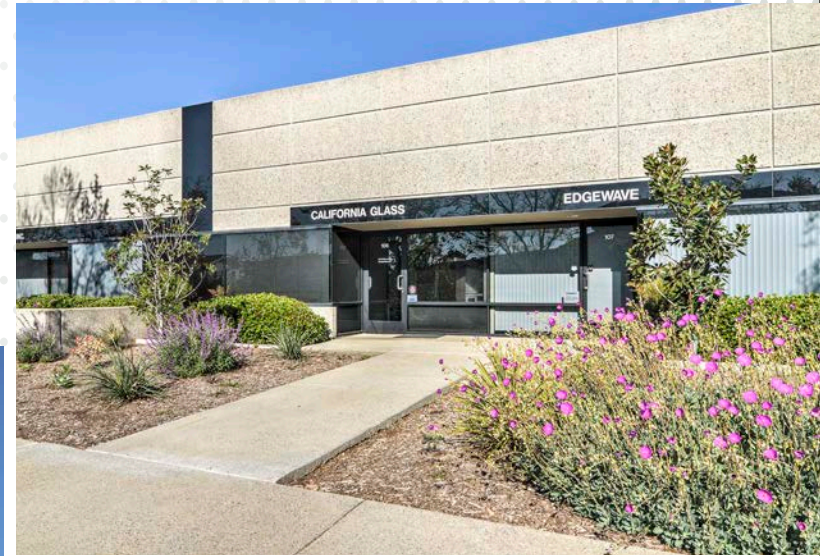


NEW: Be Green and save on utility bills! Suite powered by solar.

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Lab Corp



General
Atomics

Kilroy Sabre Springs
Bridgepoint Education

Retail

Evening Creek Drive

Ted Williams Parkway

Sabre Springs Parkway

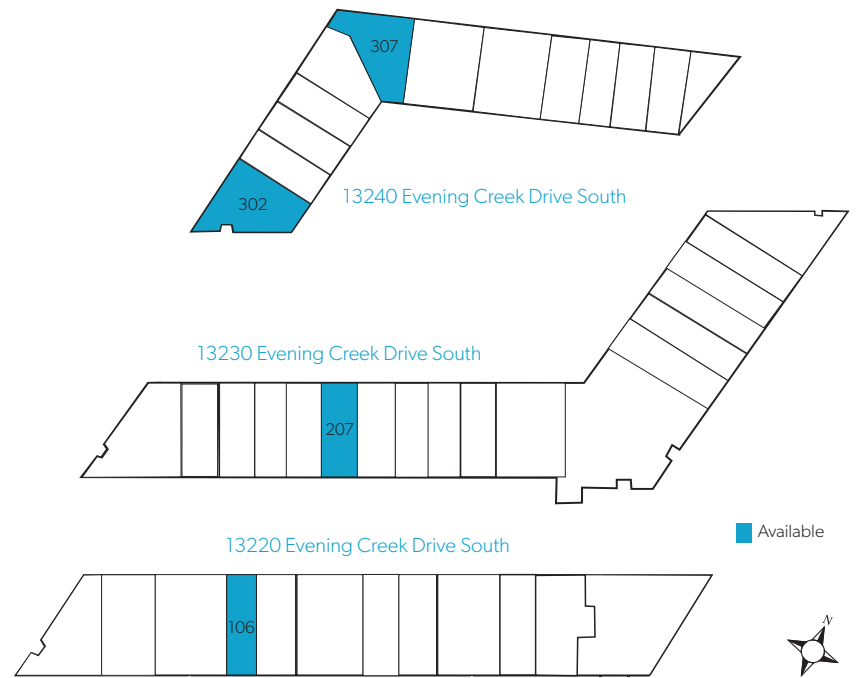
SABRE SPRINGS
BUSINESS CENTER



AVAILABILITY

ADDRESS	SF	RATE	COMMENTS
13220 EVENING CREEK DRIVE			
Suite 106	1,430	\$2.15/SF/Mo. Net of Expenses	Approximately 60% creative open office / 40% warehouse with (1) grade level loading door. Available Immediately.
13230 EVENING CREEK DRIVE			
Suite 207	1,540	\$2.15/SF/Mo. Net of Expenses	Proposed floorplan includes approximately 50% office / 50% warehouse with (1) grade level loading door. Available Immediately.
13240 EVENING CREEK DRIVE			
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.

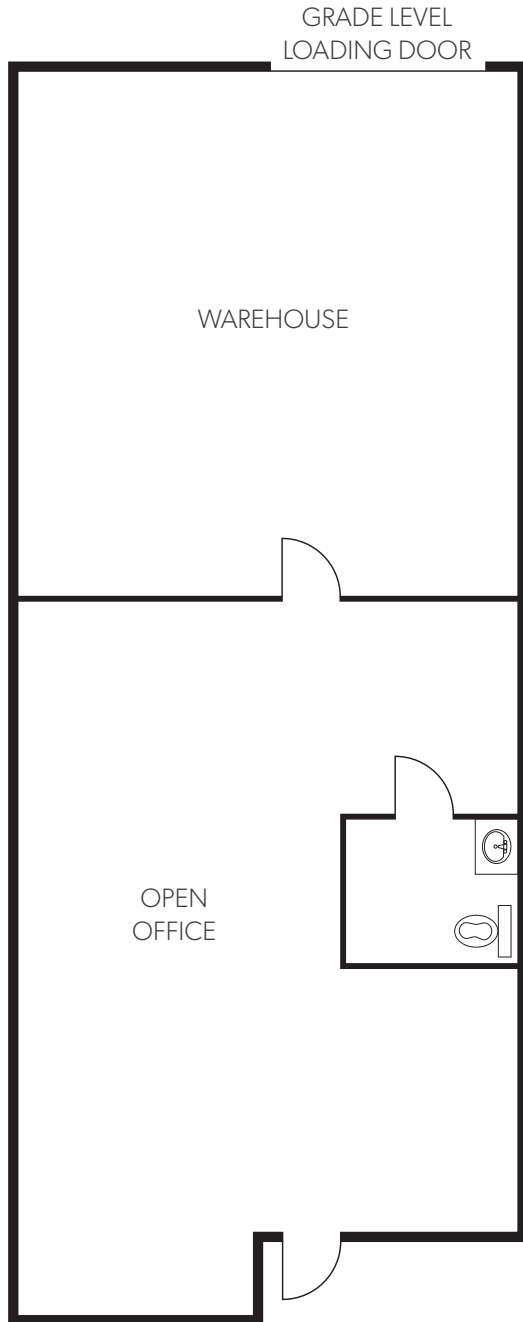
NNNs = Approximately \$0.40/SF/Month



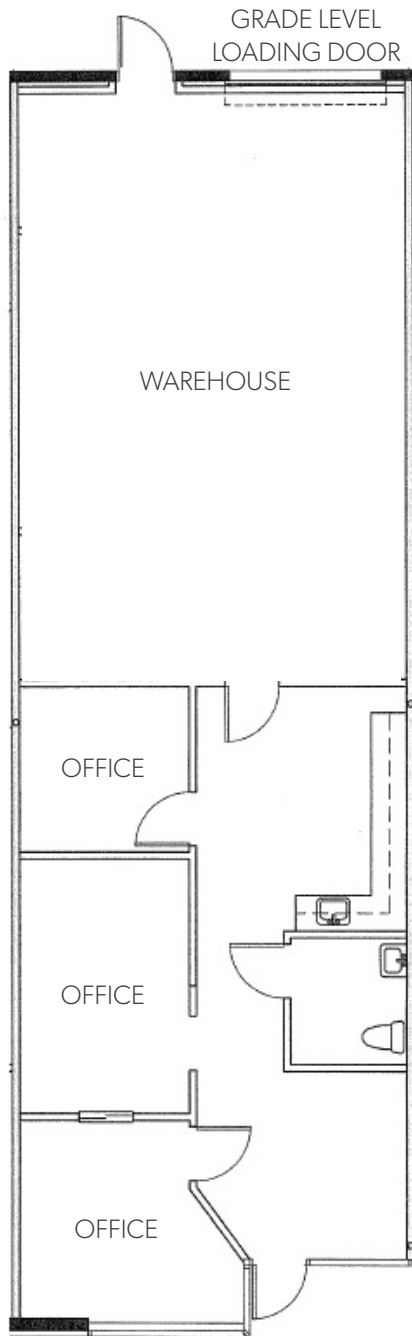
Evening Creek Drive South



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



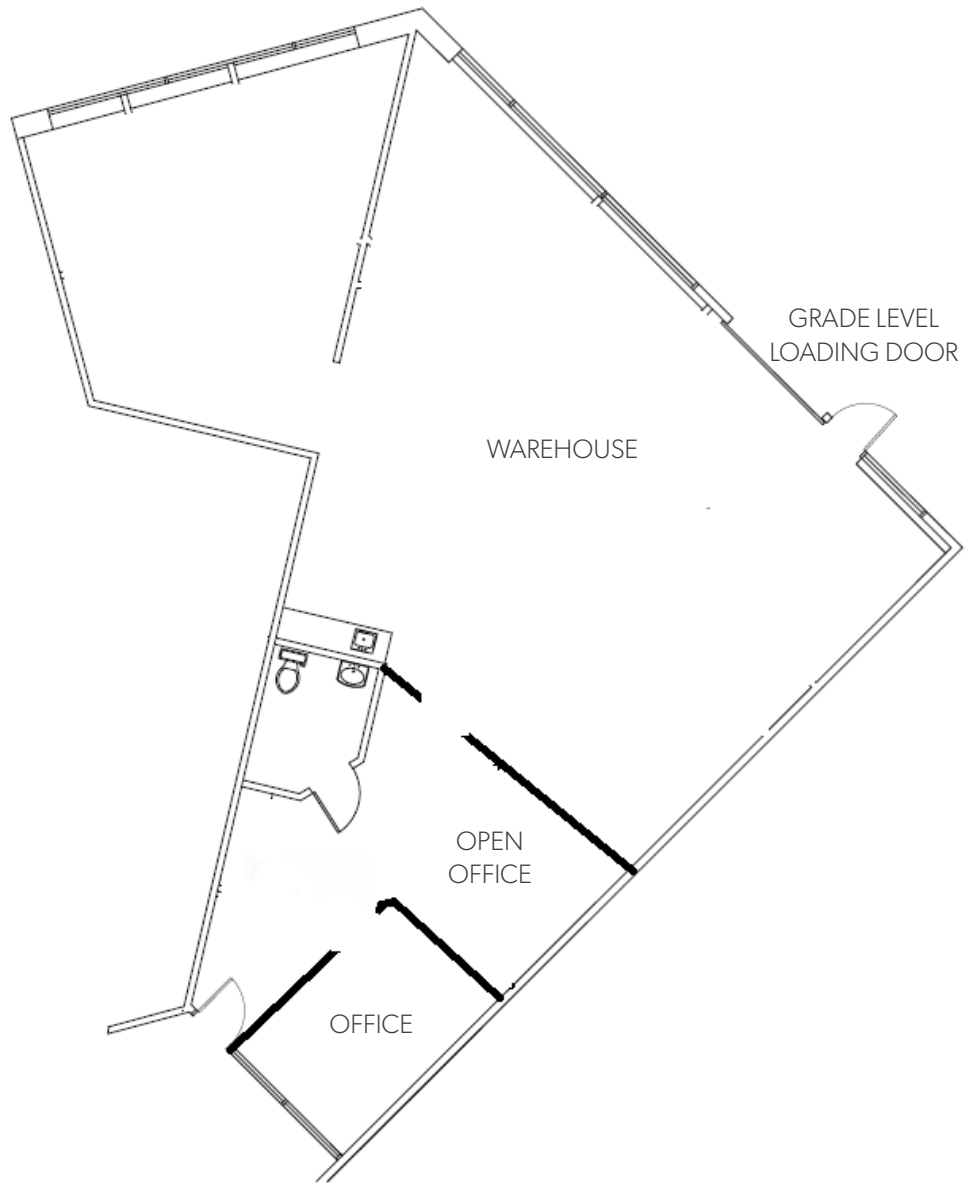
13230 EVENING CREEK DRIVE,
SUITE 207 / 1,540 SF



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



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





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COMMON AREA *Green Initiatives*

LED LIGHTING UPGRADES

DROUGHT-TOLERANT PLANTS

SMART WATER VALVES

LOWER MONTHLY OPERATIONAL COSTS • POSITIVE ENVIRONMENTAL IMPACT

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