

SABRE SPRINGS

EXECUTIVE CENTER

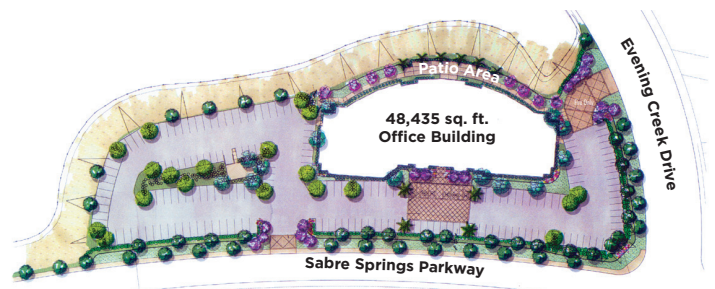
5,080 & 6,773 RSF
AVAILABLE FOR LEASE



CBRE

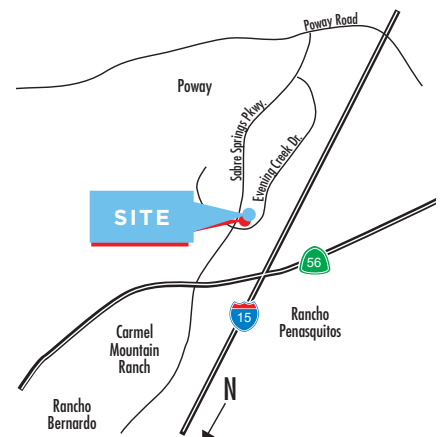


13400 SABRE SPRINGS PARKWAY



FEATURES

- + Immediate access to Highway 56, Interstate 15 and HOV Lanes
- + Fiber optics, cable & DSL available in the building through AT&T, Cox Communications and Time Warner
- + Located on southwest corner of Sabre Springs Parkway and Evening Creek Drive North
- + Two-story Office building totaling 48,435 rentable square feet
- + Class "A" construction with an abundance of wrap-around glass
- + Showers and lockers in the building
- + Heart Defibrillator located on the Second Floor
- + Overlooks 20 acre open-space Park and Chicarita Creek
- + Directly adjacent 2.5 mile walking/running trail with par course
- + Award winning 1,500 acre master planned environment

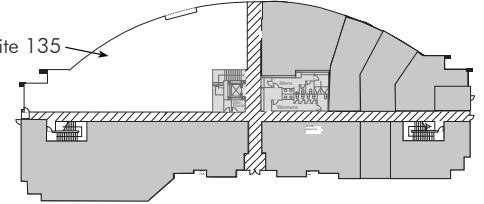


SUITE	SIZE (RSF)	LEASE RATE	STATUS:	DESCRIPTION
135	6,773	\$3.25 + E	Vacant	Suite features prestigious double door entry, reception area, 29 private offices, conference room, huddle room, break room, work room, storage room, electrical room and open office area. Suite is divisible to 5,080 SF.

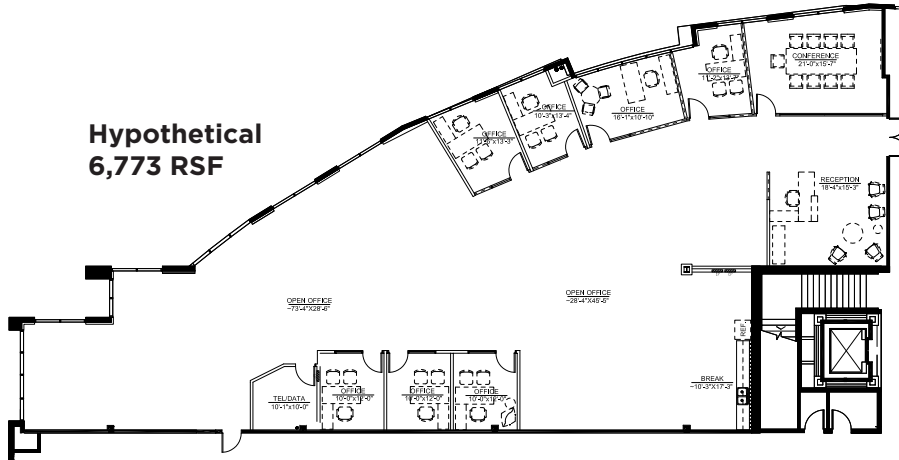
As-Built



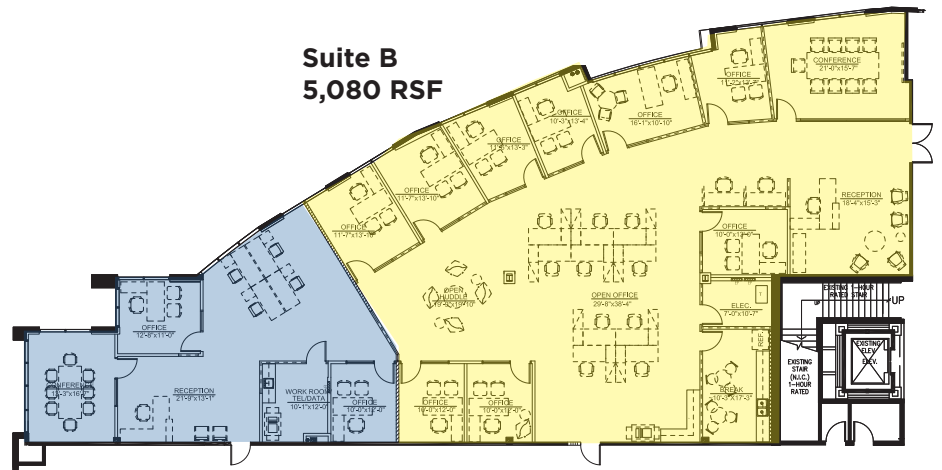
Suite 135



Hypothetical
6,773 RSF



Suite B
5,080 RSF



Suite A
1,693 RSF

FOR LEASING INFORMATION, CONTACT

Jeb Bakke
Lic. 00872363
jeb.bakke@cbre.com
+1 858 546 4603

Scott Kincaid
Lic. 01228568
scott.kincaid@cbre.com
+1 858 546 4691