

13220-13240 EVENING CREEK DRIVE

SABRE SPRINGS BUSINESS CENTER

SAN DIEGO, CA 92128

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

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



Adjacent to a 2.5 mile walking/running trail

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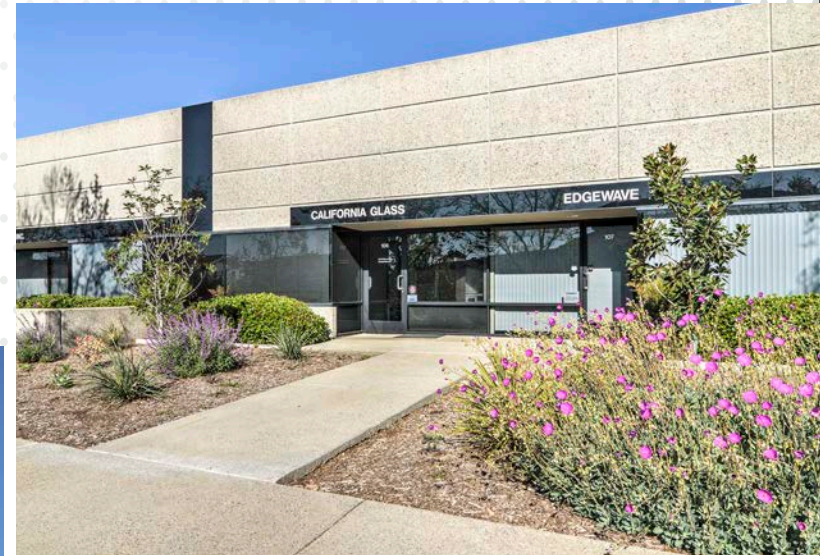
SAN DIEGO, CA 92128



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



Natural gas available





Lab Corp



SABRE SPRINGS
BUSINESS CENTER

General
Atomics

Kilroy Sabre Springs
Bridgepoint Education

Retail

Evening Creek Drive

Sabre Springs Parkway

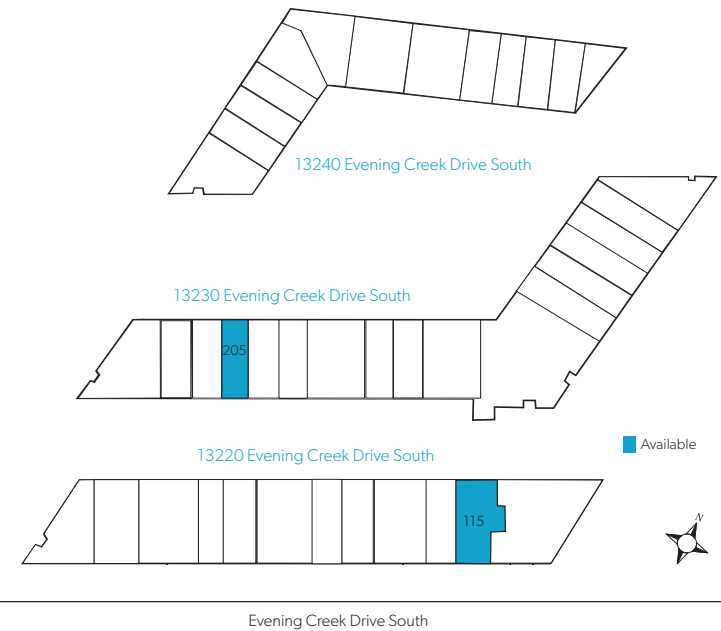
Ted Williams Parkway



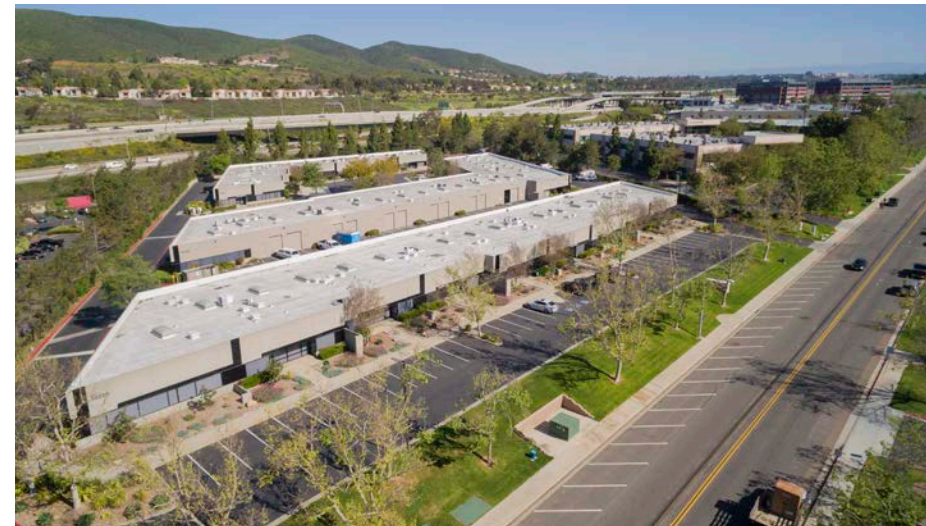
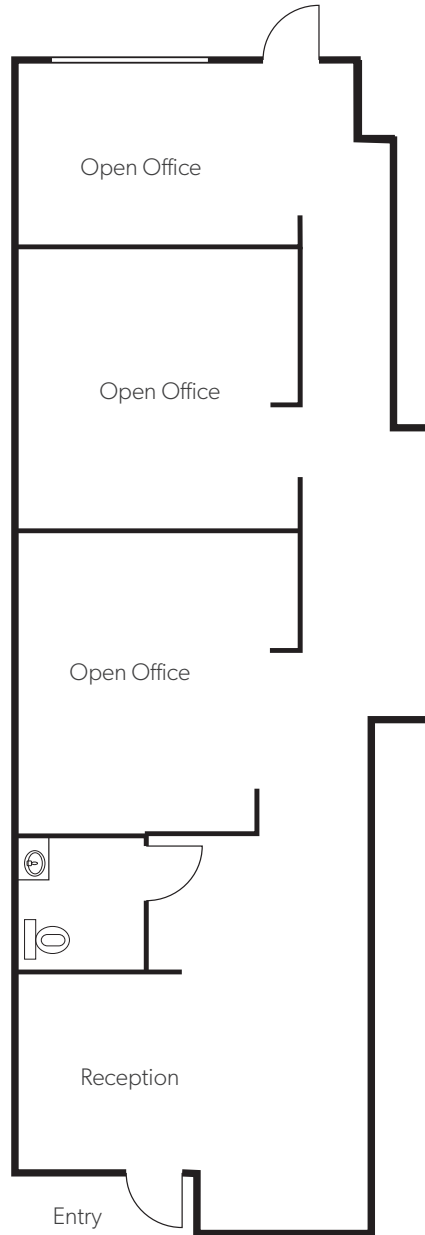
AVAILABILITY

ADDRESS	SF	RATE	COMMENTS
13220 EVENING CREEK DRIVE			
Suite 115	1,418	\$1.65/SF/Mo. Net of Expenses	100% office, with reception, open office area, and (1) restroom.
13230 EVENING CREEK DRIVE			
Suites 205	1,430	\$1.55/SF/Mo. Net of Expenses	Approx. 90% office/ 10% warehouse, (3) private offices, open office, (1) restroom and (1) grade level loading door.

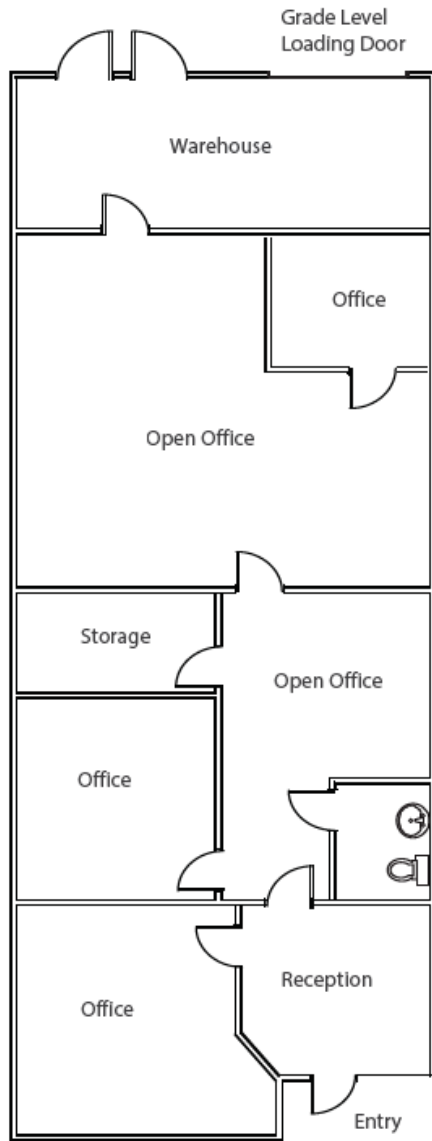
NNNs = Approximately \$0.34/SF/Month



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



13230 EVENING CREEK DRIVE,
SUITES 205 /1,430 SF





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CBRE

H.G. FENTON COMPANY

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