

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



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

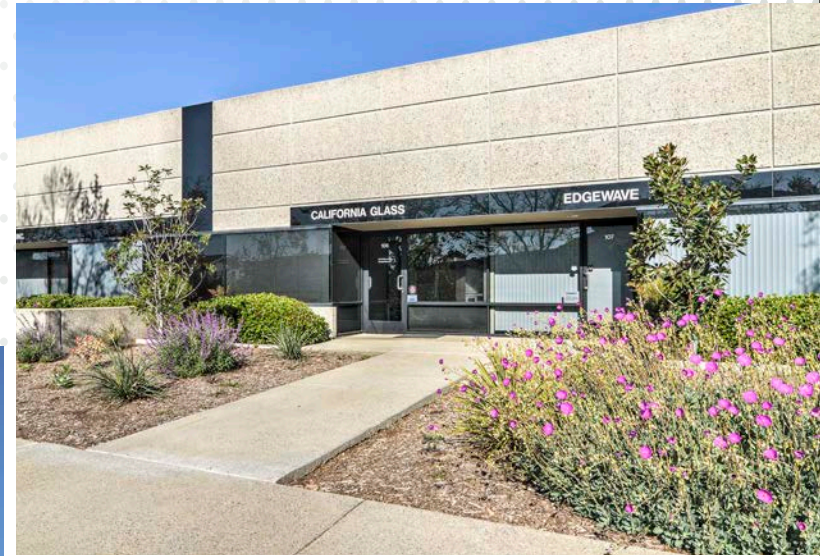


Natural gas available

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Lab Corp



General
Atomics

Kilroy Sabre Springs
Bridgepoint Education

Retail

Evening Creek Drive

Ted Williams Parkway

Sabre Springs Parkway

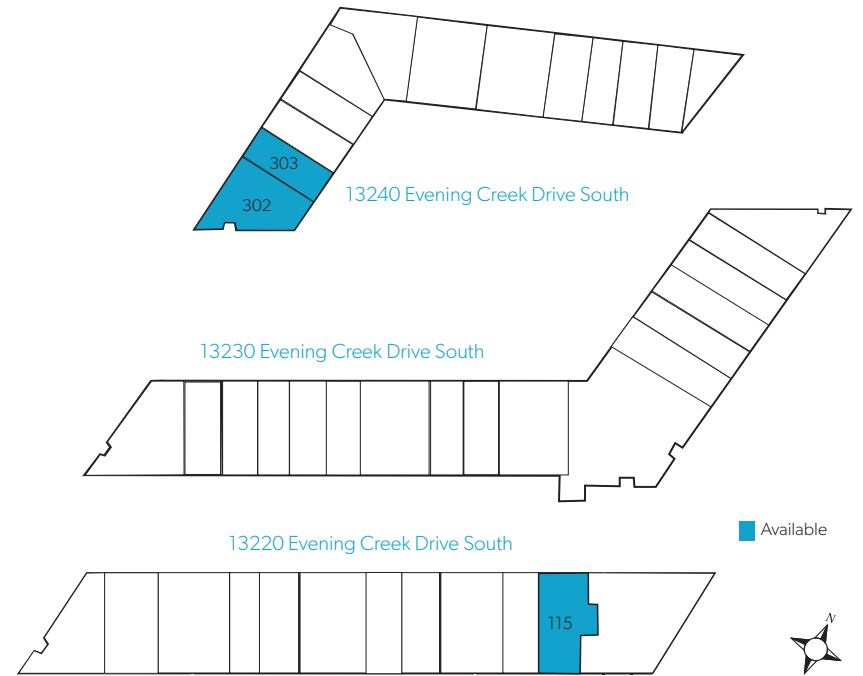
SABRE SPRINGS
BUSINESS CENTER



AVAILABILITY

ADDRESS	SF	RATE	COMMENTS
13220 EVENING CREEK DRIVE			
Suite 115	1,418	\$1.65/SF/Mo. Net of Expenses	100% office, with reception, open office area, and (1) restroom.
13240 EVENING CREEK DRIVE			
Suite 302 & 303	3,453	\$1.55/SF/Mo. Net of Expenses	End unit. Approximately 15% office/ 85% warehouse with (2) grade level loading doors. Floorplan pending. Available April 1, 2021.

NNNs = Approximately \$0.34/SF/Month



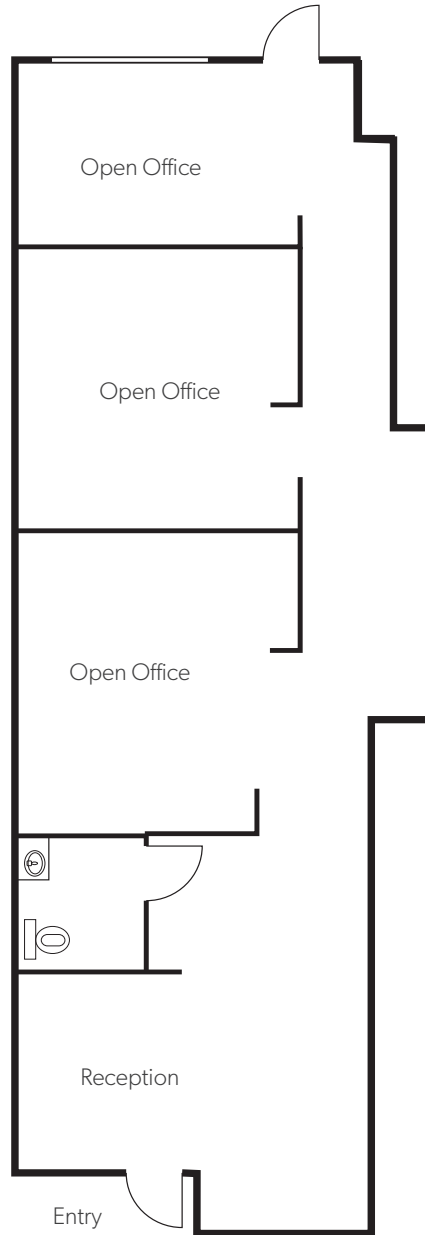
Evening Creek Drive South

13220-13240 EVENING CREEK DRIVE

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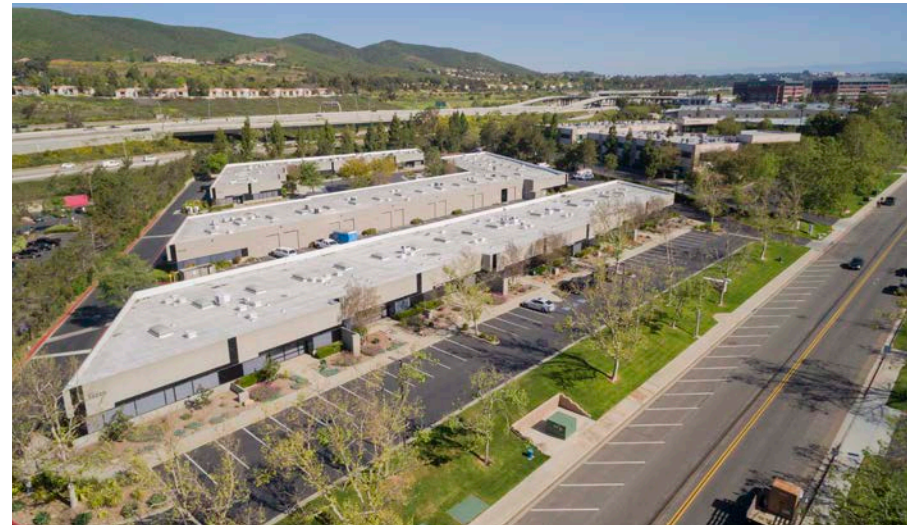
SAN DIEGO, CA 92128

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



13240 EVENING CREEK DRIVE,
SUITE 302 & 303 /3,453 SF

FLOORPLAN
PENDING





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CBRE

H.G. FENTON COMPANY

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