

SABRE SPRINGS

EXECUTIVE CENTER

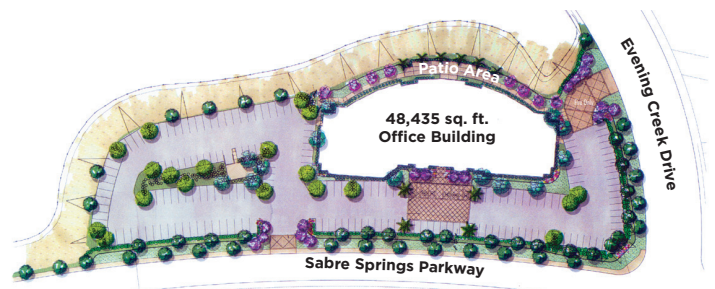
1,217 - 11,382 RSF
AVAILABLE FOR LEASE



CBRE

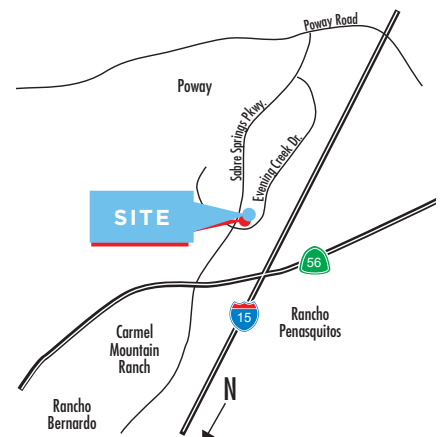


13400 SABRE SPRINGS PARKWAY

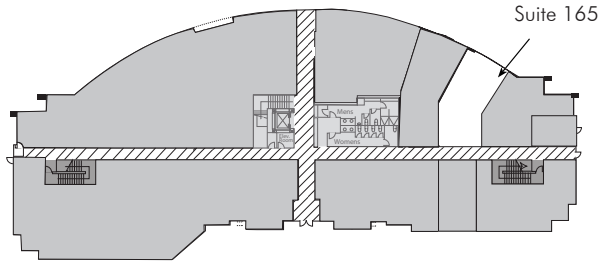


FEATURES

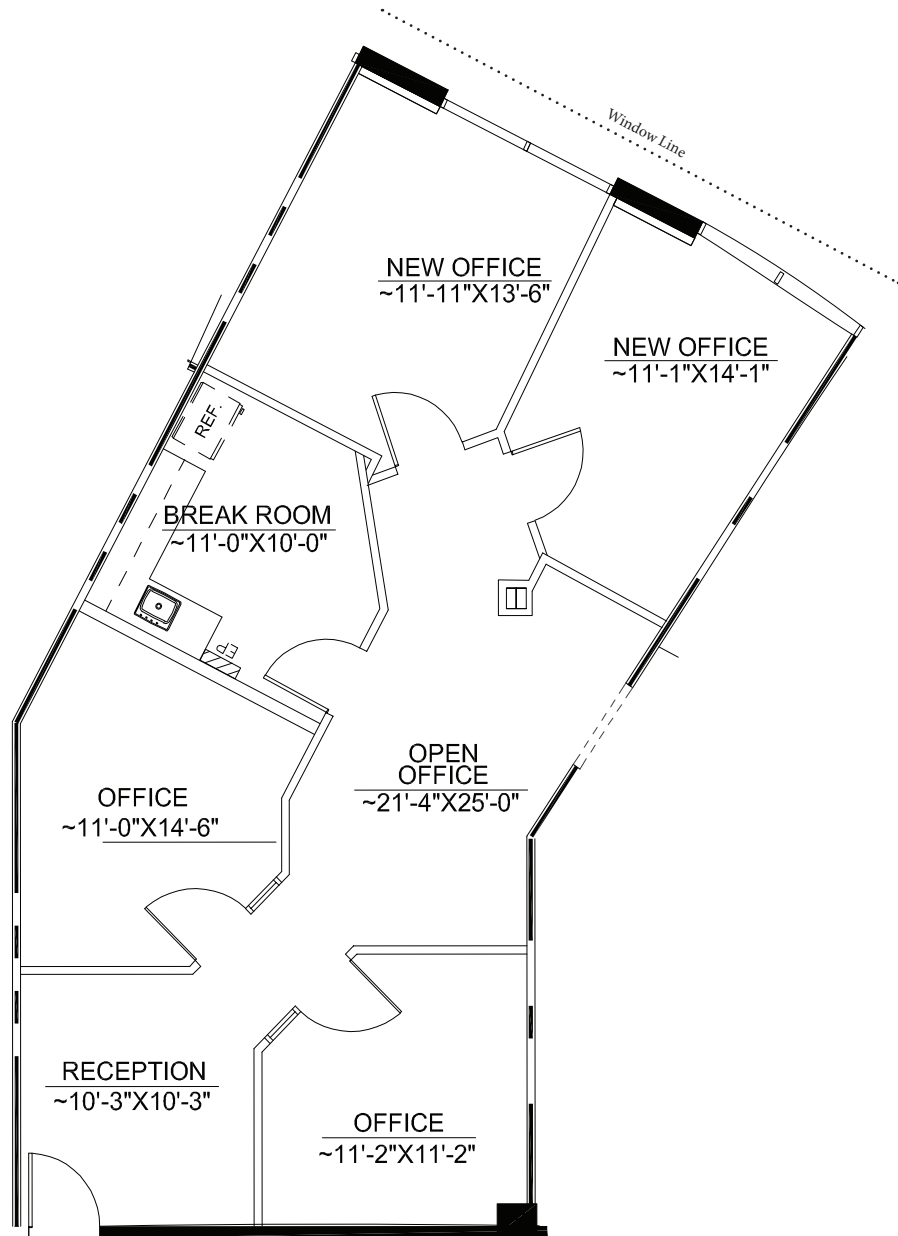
- + Immediate access to Highway 56, Interstate 15 and HOV Lanes
- + Fiber optics, cable & DSL available in the building through AT&T, Cox Communications and Time Warner
- + Located on southwest corner of Sabre Springs Parkway and Evening Creek Drive North
- + Two-story Office building totaling 48,435 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



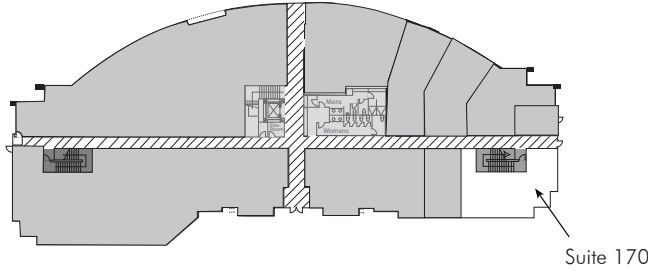
SUITE	SIZE (RSF)	LEASE RATE	STATUS:	DESCRIPTION
165	1,217	\$3.25 + E	Available 2/1/2023	Suite features reception area, two interior private offices, kitchen/break area, two private offices on window line, and open office area.



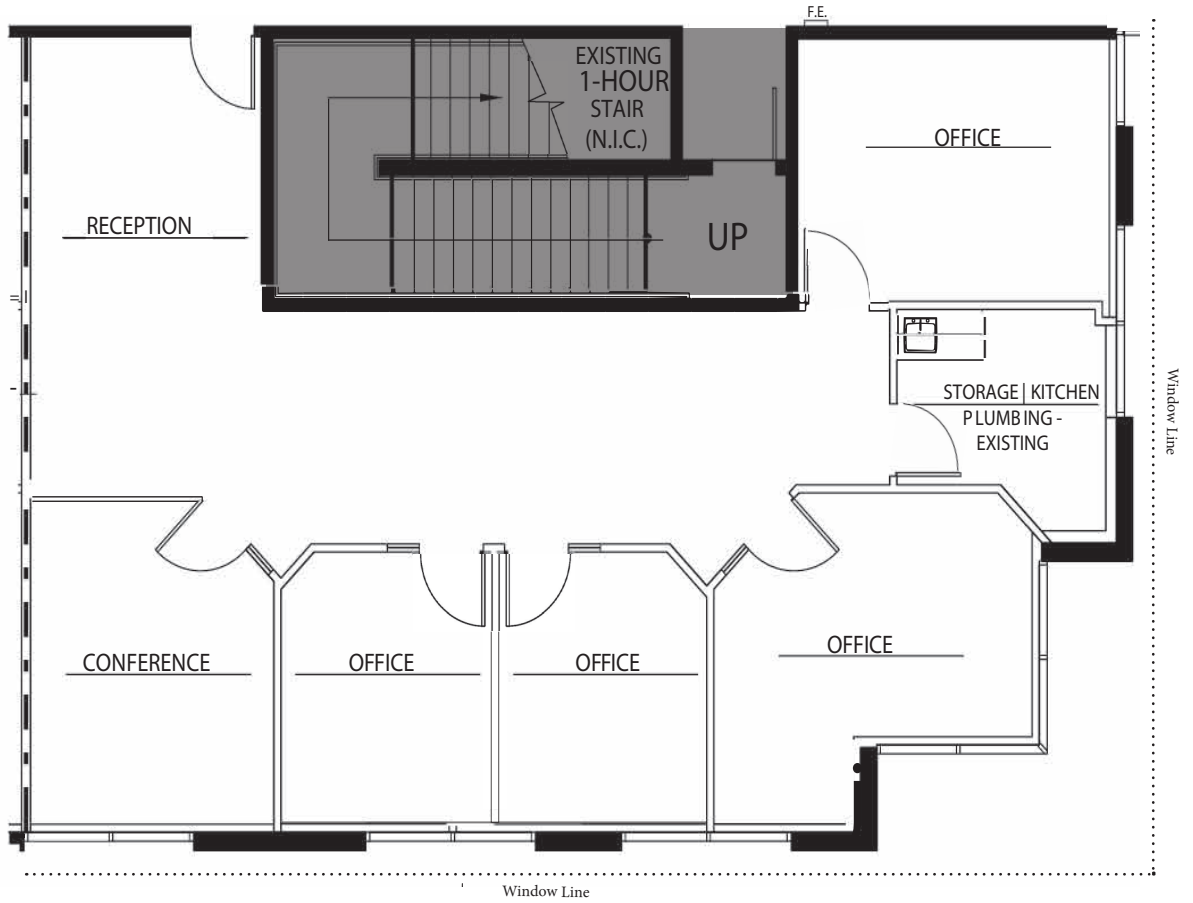
Suite 165



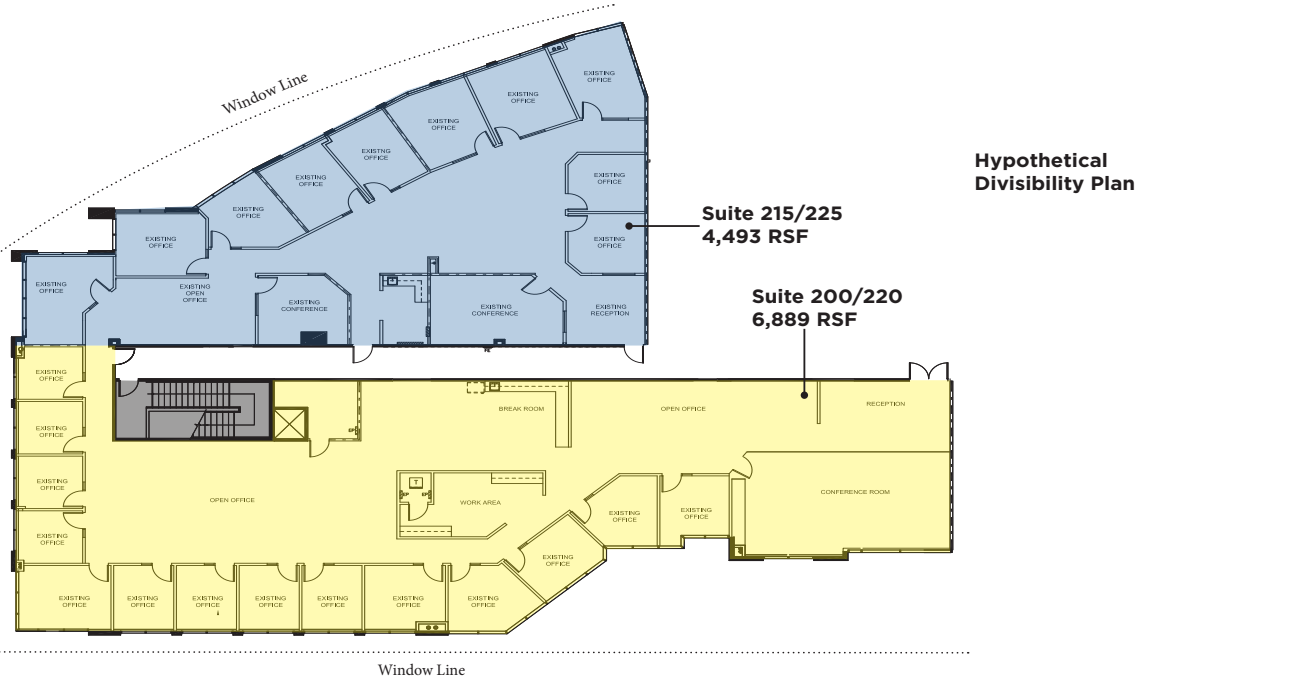
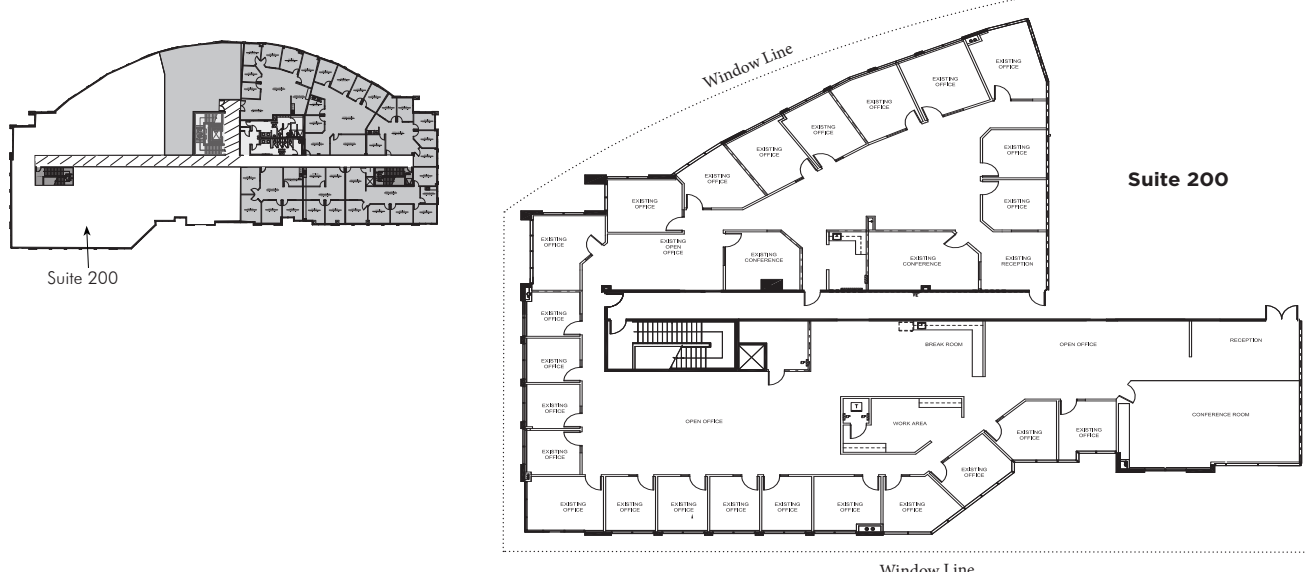
SUITE	SIZE (RSF)	LEASE RATE	STATUS:	DESCRIPTION
170	1,615	\$3.25 + E	Vacant	Corner suite features reception area, four private offices on windows with sidelight glass, a conference/office with glass, a storage/kitchen, and open office area.



Suite 170



SUITE	SIZE (RSF)	LEASE RATE	STATUS:	DESCRIPTION
200	11,382 (Divisible)	\$3.25 + E	Available 2/1/2023	Corner/end cap suite features glass on three sides with reception area, twenty one private offices on exterior glass, two interior offices, three conference rooms, a work area, two break rooms with kitchen, and open office areas. Divisible to 4,493 RSF and 6,889 RSF.



FOR LEASING INFORMATION, CONTACT

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