

Sabre Springs

Corporate Center



A PREMIER WORK PLACE

Sabre Springs Corporate Center is a first-class business campus strategically located with easy access to coastal and inland areas.



Campus Overview



New landscaping and modern exterior lighting



Outdoor gathering areas with water features



Electric vehicle charging stations



Covered & uncovered parking (4/1,000 ratio)



Excellent access to coastal and inland areas via I-15, Hwy 56, and MTS Station



Join the fitness REvolution with complimentary access to the newly remodeled **REV gym**



Relax and recharge at The Florence restaurant and social club



Building Features



ACCESS

Directly adjacent to I-15 freeway, Hwy 56, and MTS Regional transportation hub



GET OUTSIDE

Adjacent to Chicarita Reserve hiking trails and par course, along with ample outdoor gathering areas



TECHNOLOGY

Fiber optics available.



PARKING

Parking ratio of 4 parking stalls per 1,000 sf



SIGNAGE

Building and monument signage potentially available



COMMUTE

Reverse commute; easy access via Hwy 56 to residential and coastal areas



EV CHARGERS

Multiple electric vehicle charging stations



SHINE BRIGHT

Abundant glassline allows natural light to flow inside, improving employee productivity and happiness



THE FLORENCE

Sabre Springs' hottest restaurant and bar, serving specialty coffees, breakfast, lunch, happy hour, and dinner. Includes large outdoor gathering spaces - fire pits, bocce ball court, and communal tables
theflorencesd.com



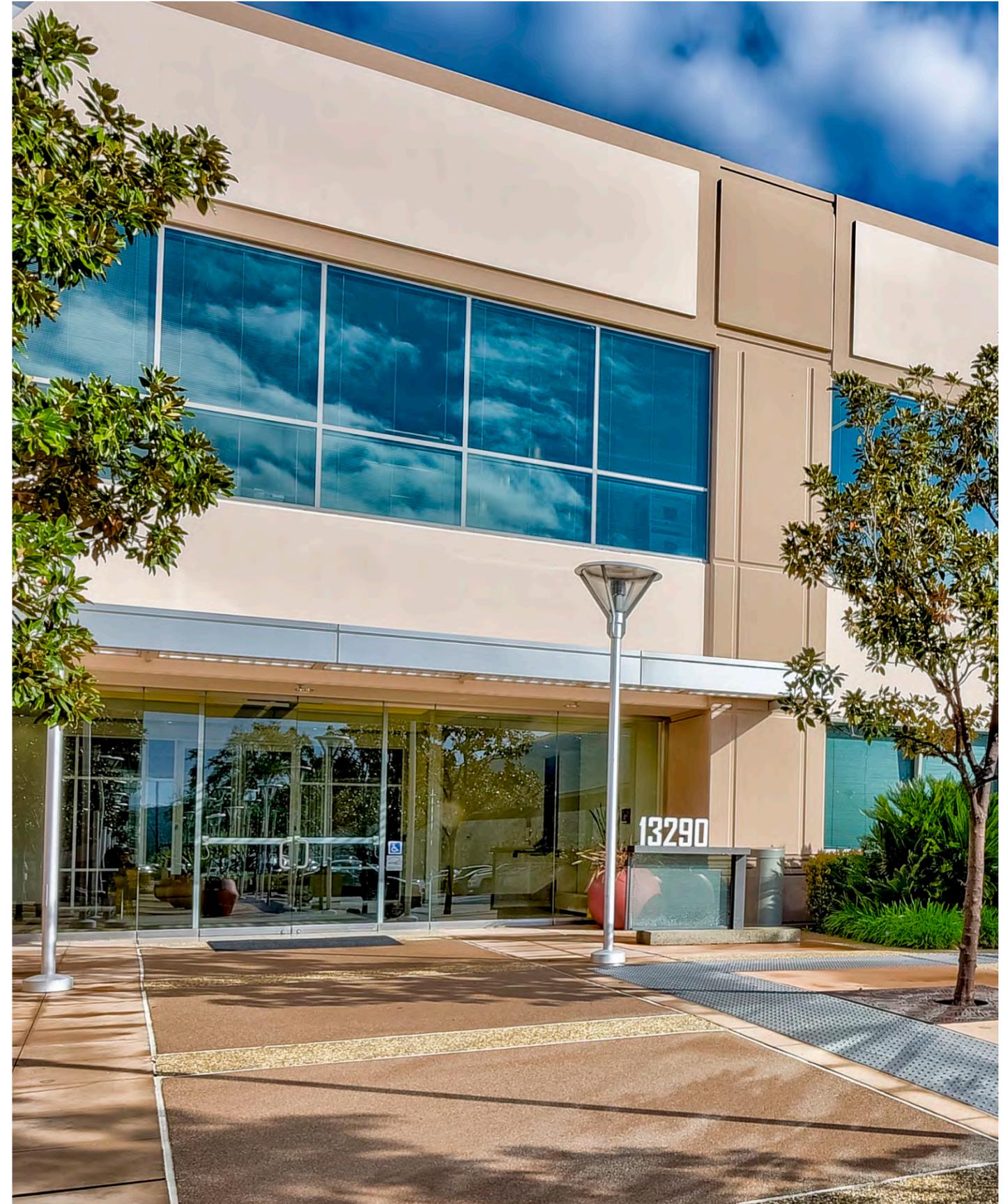
REV

Complimentary access to newly renovated full-service fitness center at Kilroy Sabre Springs
revkilroysabresprings.com



PROPERTY MANAGEMENT

Local Property Management services with office located at nearby Kilroy Sabre Springs



Fitness Center

Located a short walk away, enjoy access to Rev, a newly renovated full-service fitness center offering a fun and energetic feel with personal trainers, group classes, and a variety of new machines, free weights, assorted equipment, and men's & women's lockers and showers. Join the fitness REVolution.

revkilroysabresprings.com



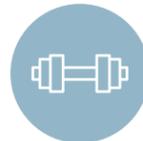
PERSONAL TRAINERS



GROUP CLASSES



NEW MACHINES



FREE WEIGHTS



LOCKER ROOMS

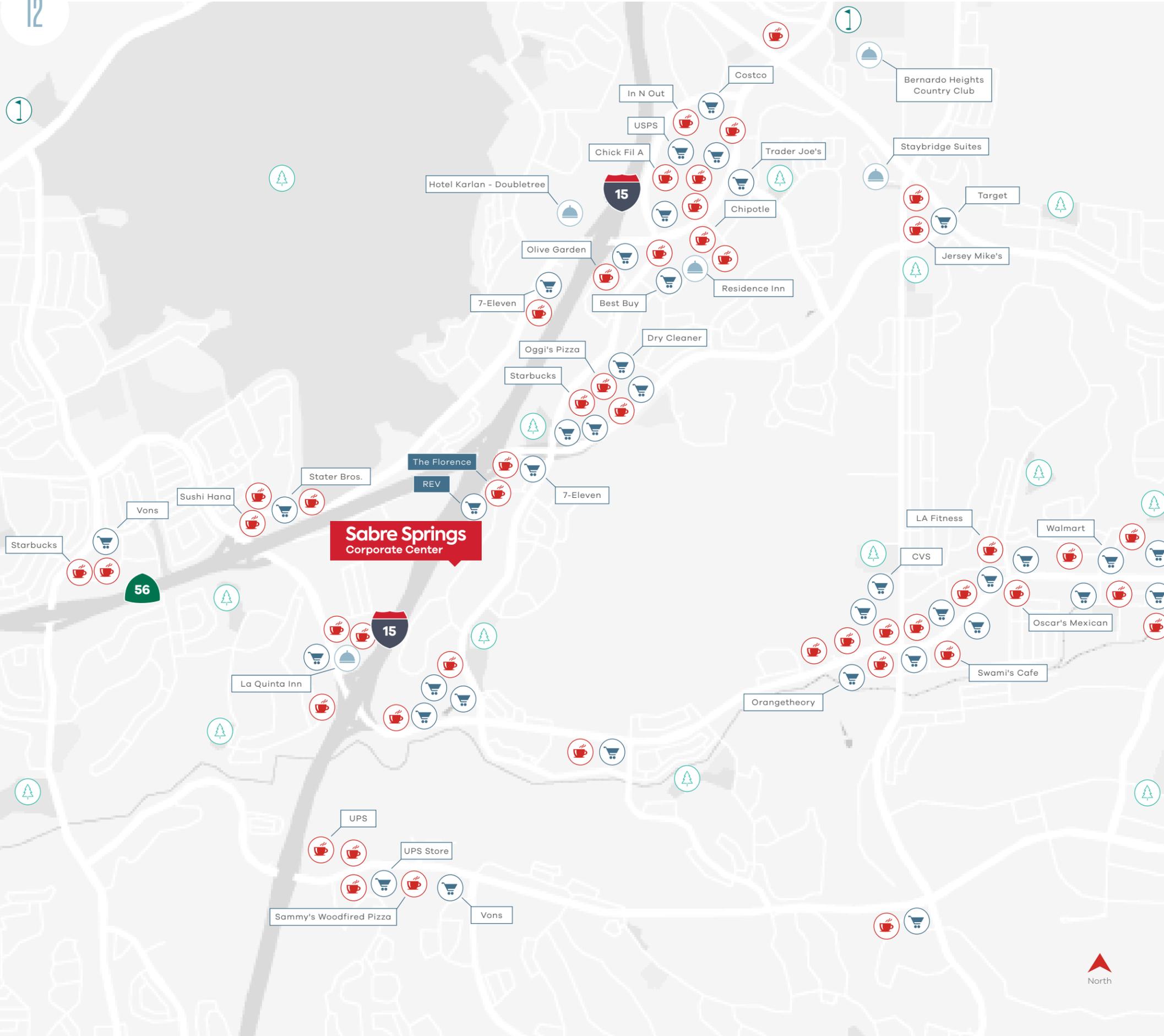




COME TOGETHER

Sabre Springs Corporate Center offers a community feel with beautiful landscaping, water features, and open social areas for your clients and employees.





Area Amenities

-  Restaurants
-  Retail / Services
-  Hotel
-  Golf Course
-  Park



Current Availability

13280 EVENING CREEK DR

FLOOR	SUITE	SF	AVAILABLE
1ST	110	8,316 RSF	09/01/2020
2ND	225	4,551 RSF	09/01/2020

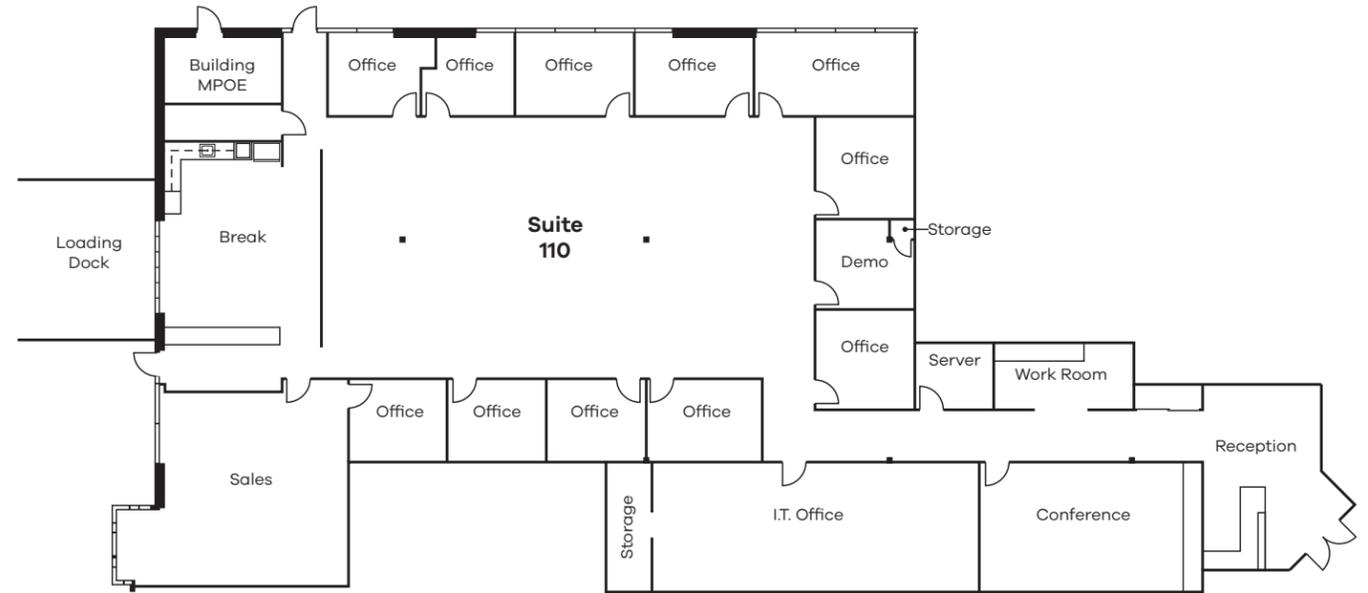
13290 EVENING CREEK DR

100% LEASED



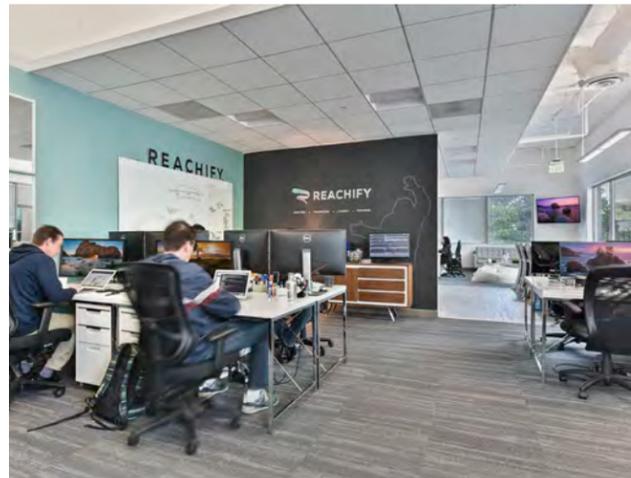
13280 EVENING CREEK DR

FLOOR	SUITE	SF	AVAILABLE	DESCRIPTION
1ST	110	8,316 RSF	09/01/2020	Corner unit with double door entry off of the main lobby. Creative office build out with 11 private offices, conference room, reception, server room, IT office area, demo room, open break area, and large open area for workstations. Roll up door (with dock) for loading.



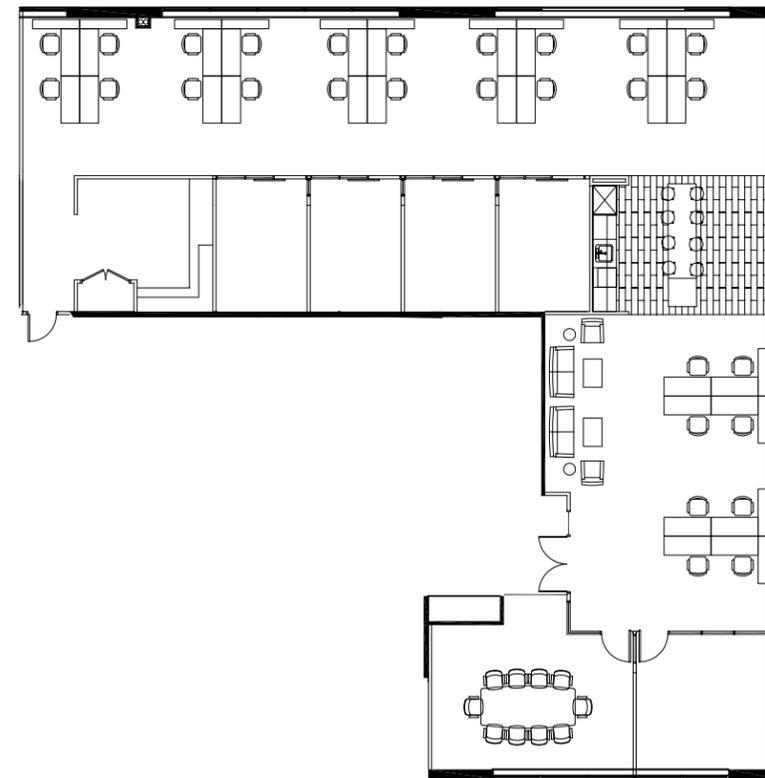
Key Plan





13280 EVENING CREEK DR

FLOOR	SUITE	SF	AVAILABLE	DESCRIPTION
2ND	225	4,551 RSF	09/01/2020	Creative office build out includes five private offices, conference room, lounge area, newly renovated kitchen/break area, print/copy room, storage/IT closet and open area for workstations.



Key Plan



CBRE

CBRE, INC.
Broker Lic. 00409987

RYAN EGLI

+1 858 546 4648
ryan.egli@cbre.com
Lic. #01445615

MATT CARLSON

+1 858 546 2636
matt.carlson@cbre.com
Lic. #01459868

ELLYCIA HALDEN

+1 858 546 4657
ellycia.halden@cbre.com
Lic. #01984836

KILROY