

13220-13240 EVENING CREEK DRIVE

SABRE SPRINGS BUSINESS CENTER

SAN DIEGO, CA 92128



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

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



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



Natural gas
available

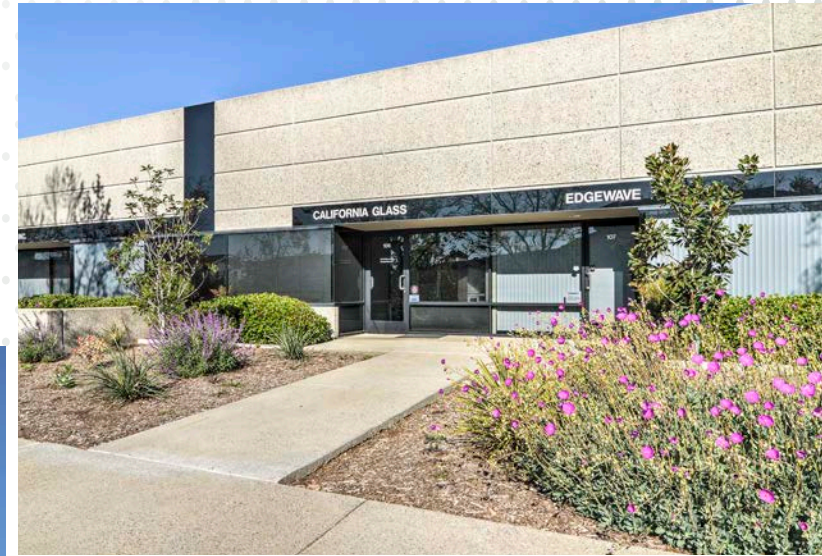


NEW: Be Green
and save on utility bills!
Suite powered by solar.

13220-13240 EVENING CREEK DRIVE

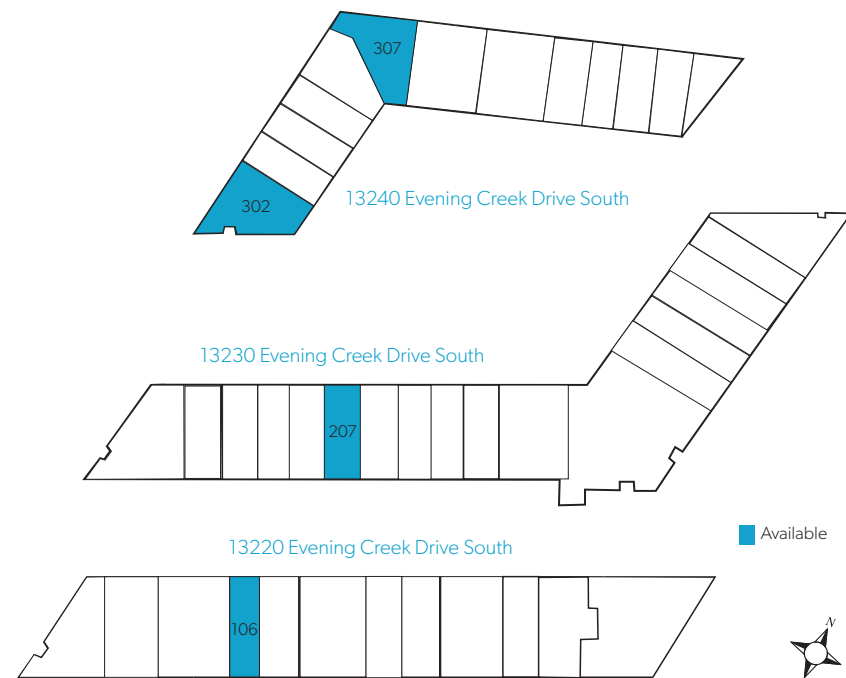
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SAN DIEGO, CA 92128



AVAILABILITY

ADDRESS	SF	RATE	COMMENTS
13220 EVENING CREEK DRIVE			
Suite 106	1,430	\$2.15/SF/Mo. Net of Expenses	Street frontage. Approximately 10% office / 90% warehouse with (1) grade level loading door. Available Immediately.
13230 EVENING CREEK DRIVE			
Suite 207	1,540	\$2.15/SF/Mo. Net of Expenses	Approximately 50% office / 50% warehouse with (1) grade level loading door. Available Immediately.
13240 EVENING CREEK DRIVE			
Suite 302	2,243	\$2.15/SF/Mo. Net of Expenses	End unit. Approximately 50% office / 50% warehouse with (1) grade level loading door. Available Immediately.
Suite 307	2,234	\$2.10/SF/Mo. Net of Expenses	Approximately 40% office / 60% warehouse with (1) grade level loading door. Available Immediately.
NNNs = Approximately \$0.40/SF/Month			



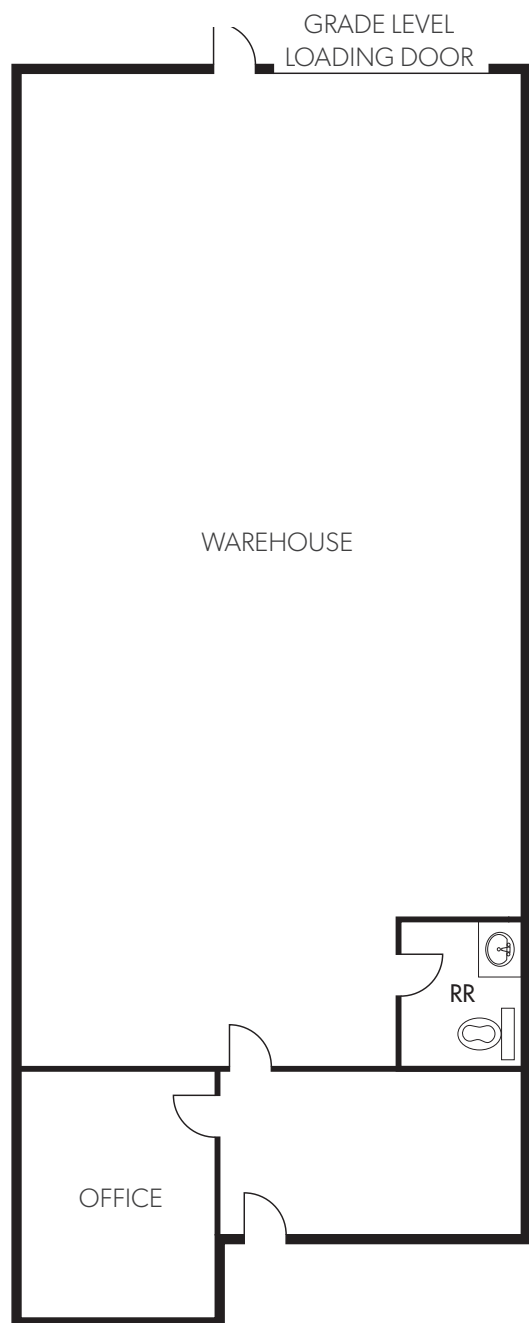
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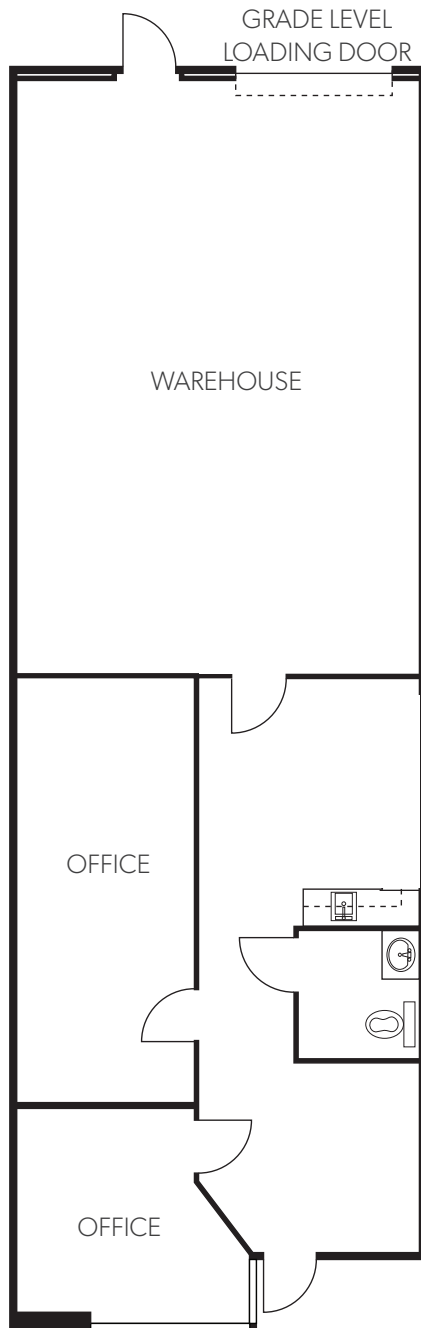
SAN DIEGO, CA 92128

Evening Creek Drive South

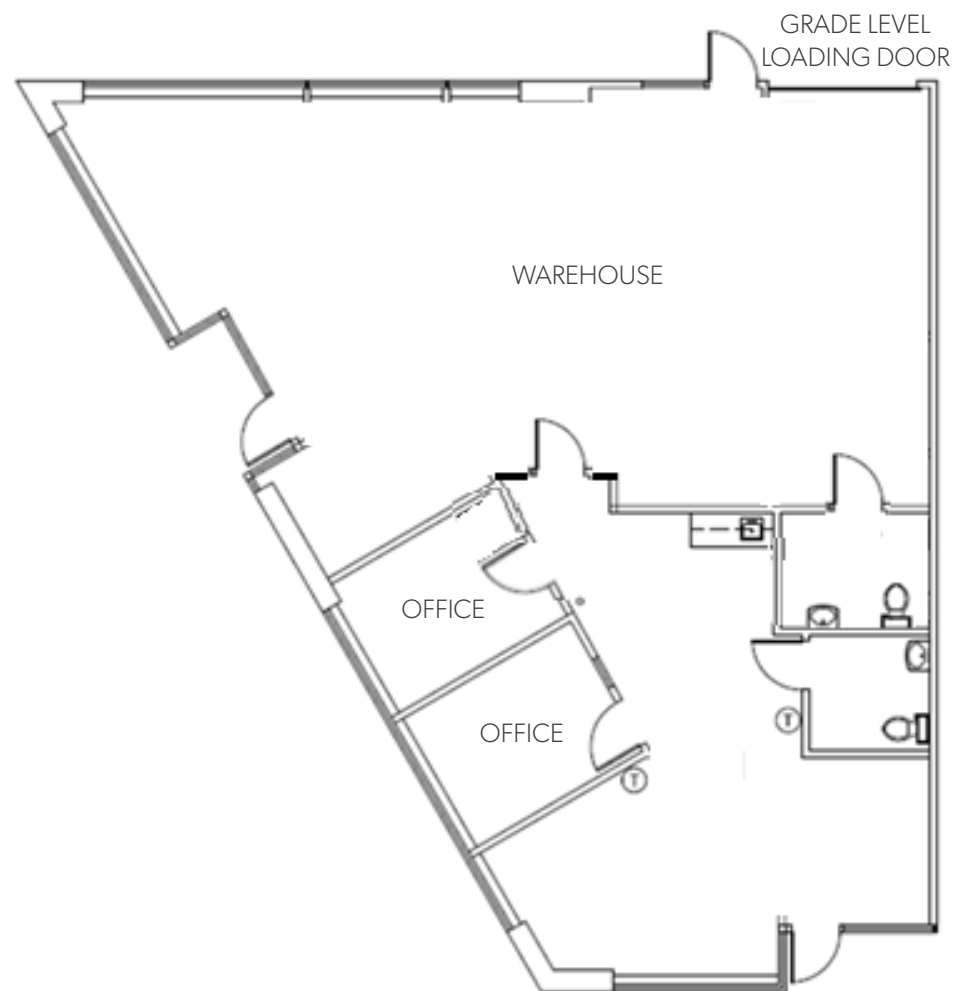
13220 EVENING CREEK DRIVE,
SUITE 106 / 1,430 SF



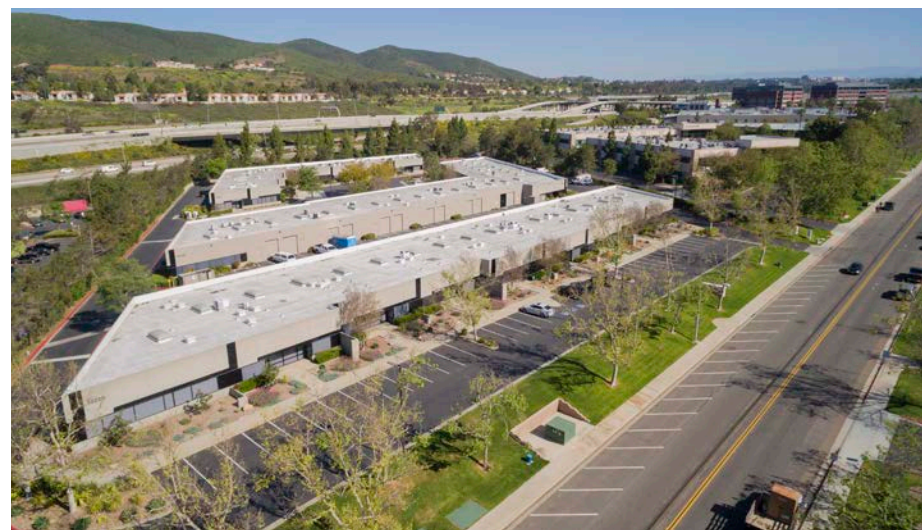
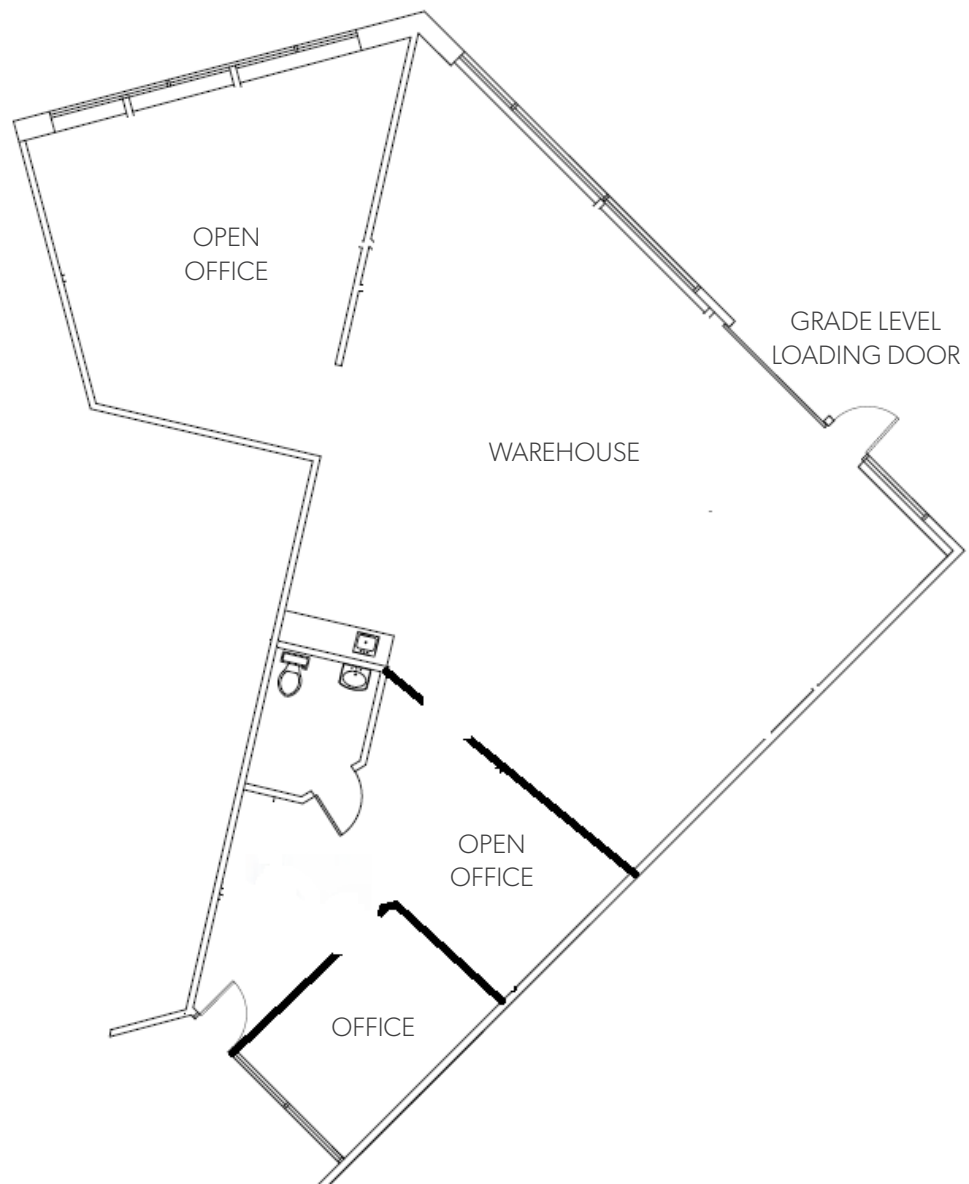
13230 EVENING CREEK DRIVE,
SUITE 207 / 1,540 SF



13240 EVENING CREEK DRIVE,
SUITE 302 / 2,243 SF



13240 EVENING CREEK DRIVE,
SUITE 307 / 2,234 SF





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SAN DIEGO, CA 92128

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CBRE

H.G. FENTON COMPANY

COMMON AREA *Green Initiatives*



LED LIGHTING UPGRADES



DROUGHT-TOLERANT PLANTS



SMART WATER VALVES

LOWER MONTHLY OPERATIONAL COSTS • POSITIVE ENVIRONMENTAL IMPACT

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