



13280 – 13290 Evening Creek Drive  
San Diego, CA

# Sabre Springs

Corporate Center



Jones Lang LaSalle Brokerage, Inc. RE lic. #01856260

Exterior and lobby renovations  
**coming soon!**



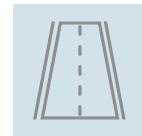
Prominent location with  
**excellent access**

Strategically located  
**2-Building Class A Business Campus**

Creative office space  
**available**



# Property Highlights



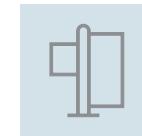
## Access

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



## Commute

Reverse commute: quick access to the I-5 via the 56 expressway



## Signage

Building and monument signage potentially available



## Parking

4/1,000 parking ratio + unreserved covered parking available



## EV Chargers

Multiple electric vehicle charging stations



## Be Active

Close proximity to Chiicartia reserve hiking trails and outdoor spaces



## Amenities

Walkable retail including: Starbucks, Zen Modern Asian Bistro, Crafted Culture and more

# Building Specs

**Size:**

13280: Approx. 43,298 SF  
13290: Approx. 61,180 SF

**Number of Buildings:**

2

**Number of Stories:**

2

**Building Use:**

Office/R&D/Corporate Headquarters

**Building Type:**

Freestanding concrete tilt-up, concrete foundation, wood & steel framed roof

**Exterior Skin:**

Concrete, glass curtain wall

**Building Height:**

32'-0" parapet, 40'-0" at glass corners

**Building Dimensions:**

13280 - 105' x 214'  
13290 - 158' x 240'

**Floor-to-Floor Height:**

15'

**Ceiling Height:**

9-10' clear, currently exposed ceiling

**Power:**

13280 building - 1200 amps, 3 phase, 4 wire, 408/277 volts

13290 building - 4000 amps, 3 phase, 4 wire, 408/277 volts

**Parking Spaces/Ratio:**

4.0/1,000 RSF.  
Covered parking under Solar

**Fire Sprinklers:**

Complete wet fire sprinkler system per building

**Zoning:**

IP-2-1

**Floor Loads:**

Roof - 15 psf dead + 80 psf live  
Floor - 36 psf dead + 80 psf live

**HVAC/Mechanical:**

Rooftop packaged heat pump units on the 2nd floor & split system units serving fan coil units on ground floor. 82 units on roof. 3-7.5 tons each. (1 Ton per 250 SF)

**Column Spacing:**

13280 - 36' x 27';  
13290 - 30' x 24'

**Mullion Spacing:**

5'

**Lobby:**

Stone floors, hard lid ceiling with accent lighting

**Elevator:**

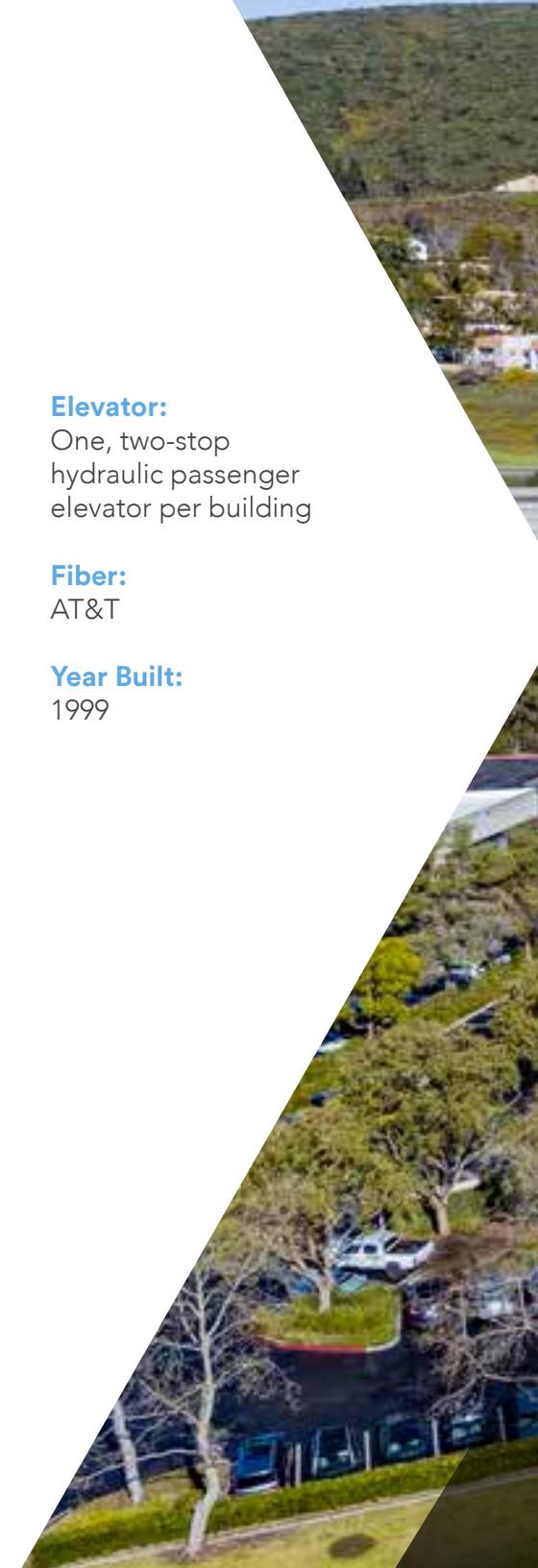
One, two-stop hydraulic passenger elevator per building

**Fiber:**

AT&T

**Year Built:**

1999





Evening Creek Drive



# Area Amenities



Park



Hotel



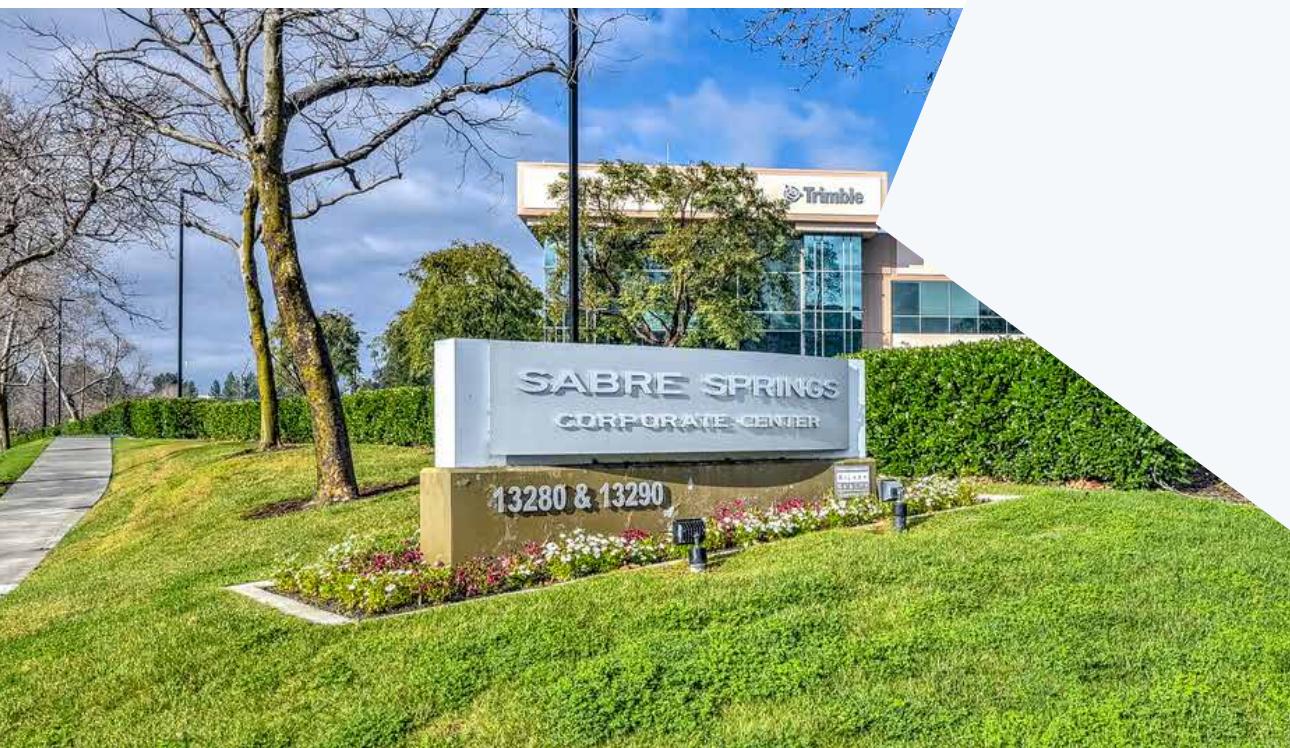
Retail/Services

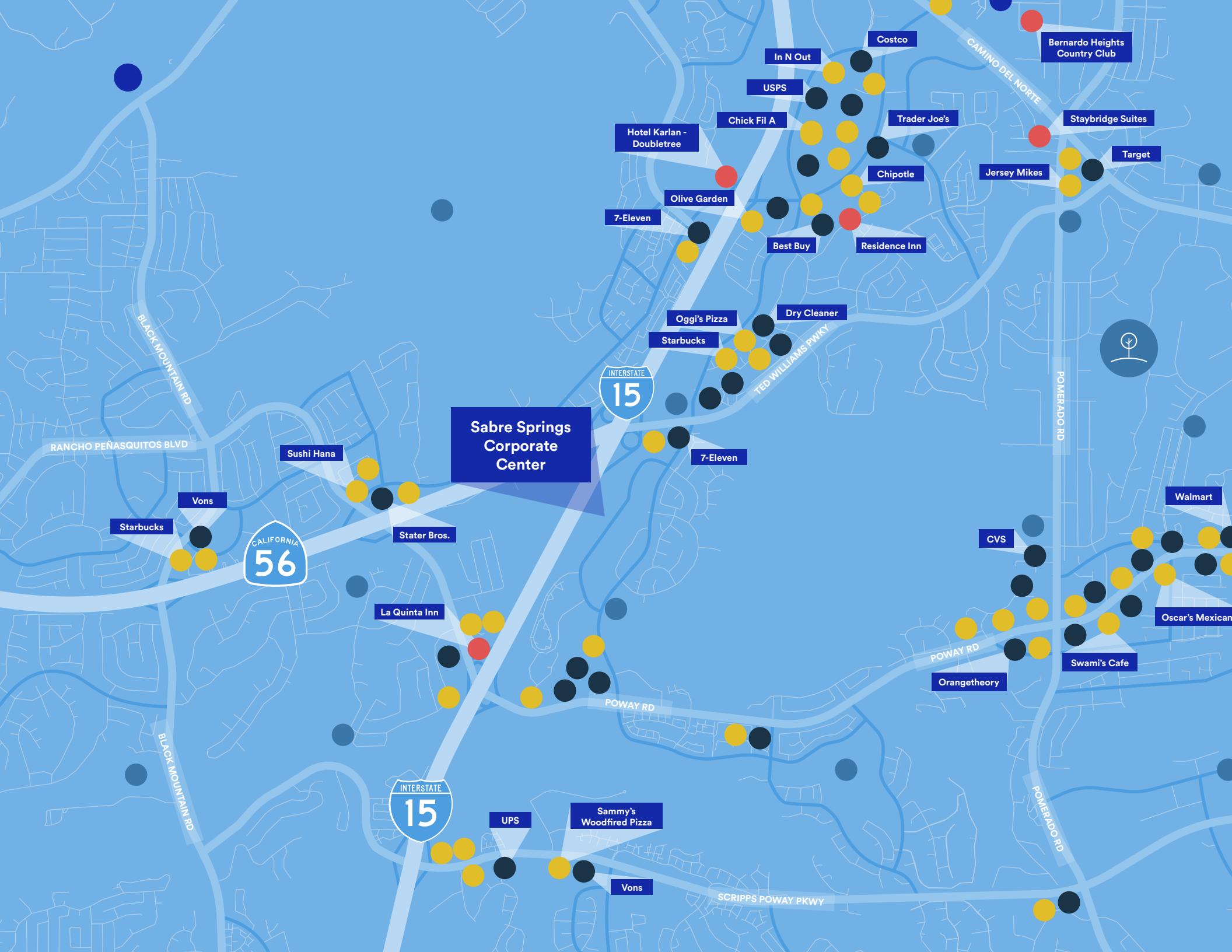


Restaurant



Golf Course





# Availabilities

## 13280 Evening Creek Dr

Floor	Suite	RSF	Available
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1st	100	5,466	07/01/2022
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Creative office space with 15ft exposed ceilings, double door off lobby, high-end kitchen, great corner suite with abundant natural light.

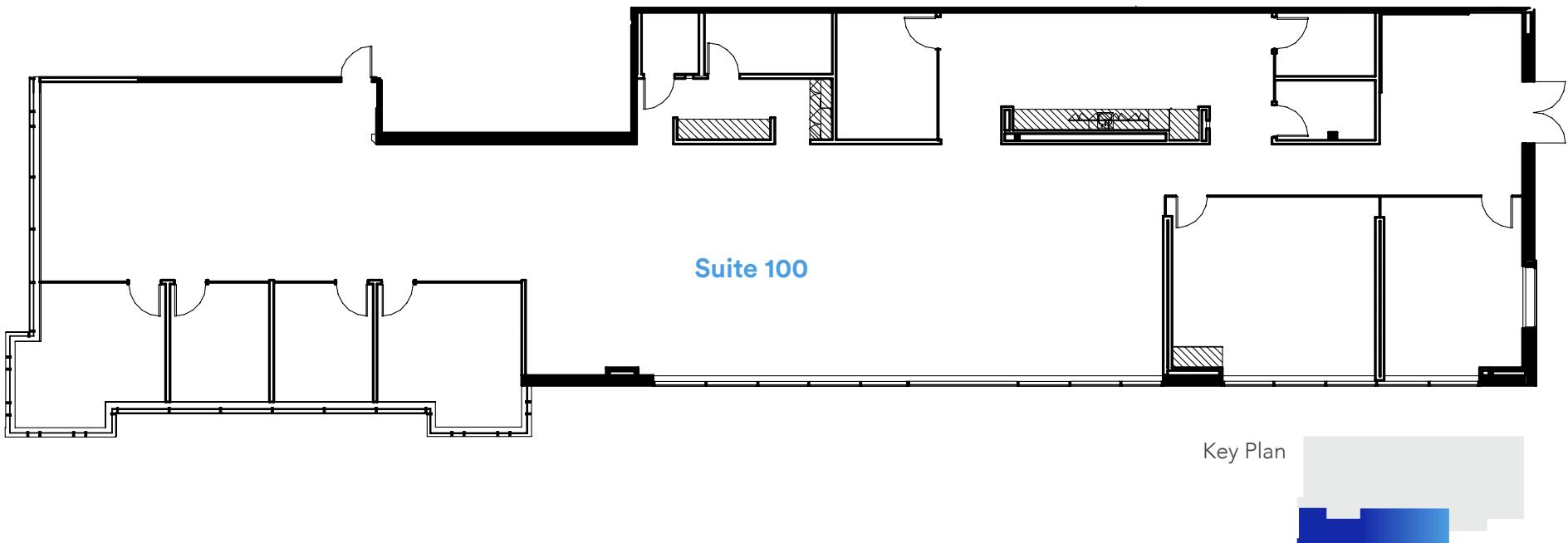


## 13290 Evening Creek Dr

100% Leased



click icon to take virtual tour



# Interior Photos



# Sabre Springs

Corporate Center

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MENLO EQUITIES



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