



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

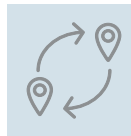


Property Highlights



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:

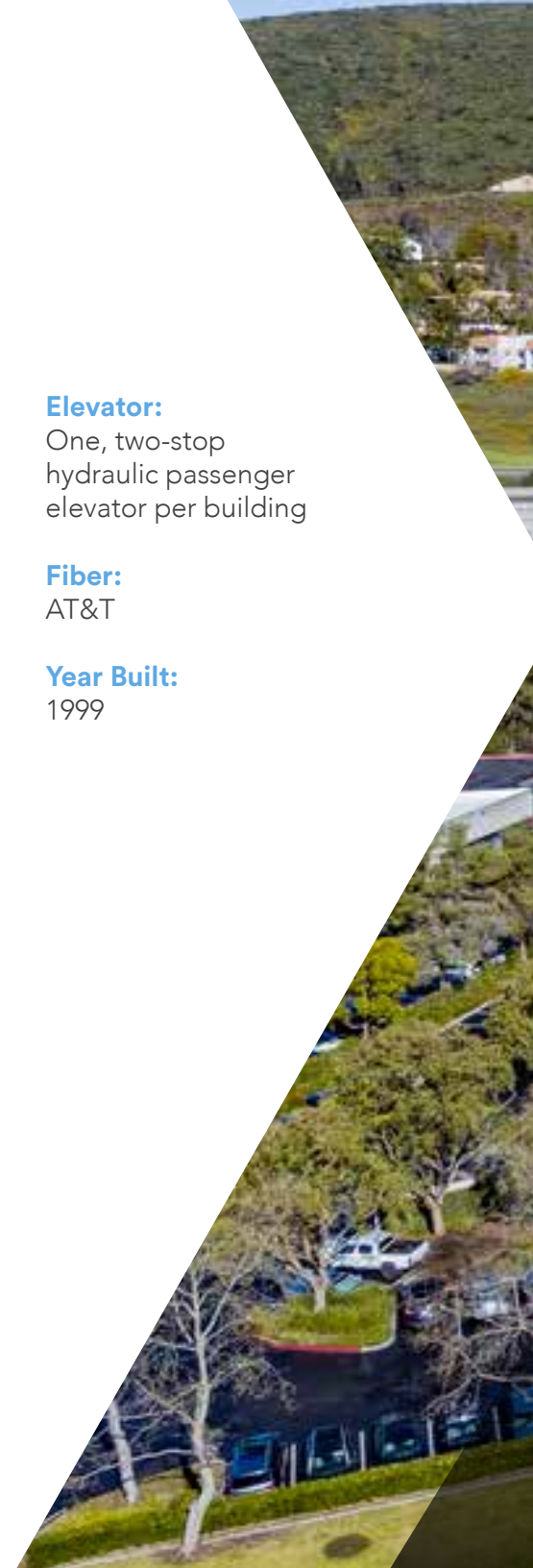
One, two-stop
hydraulic passenger
elevator per building

Fiber:

AT&T

Year Built:

1999





15

Evening Creek Drive



Area Amenities



Park



Hotel



Retail/Services

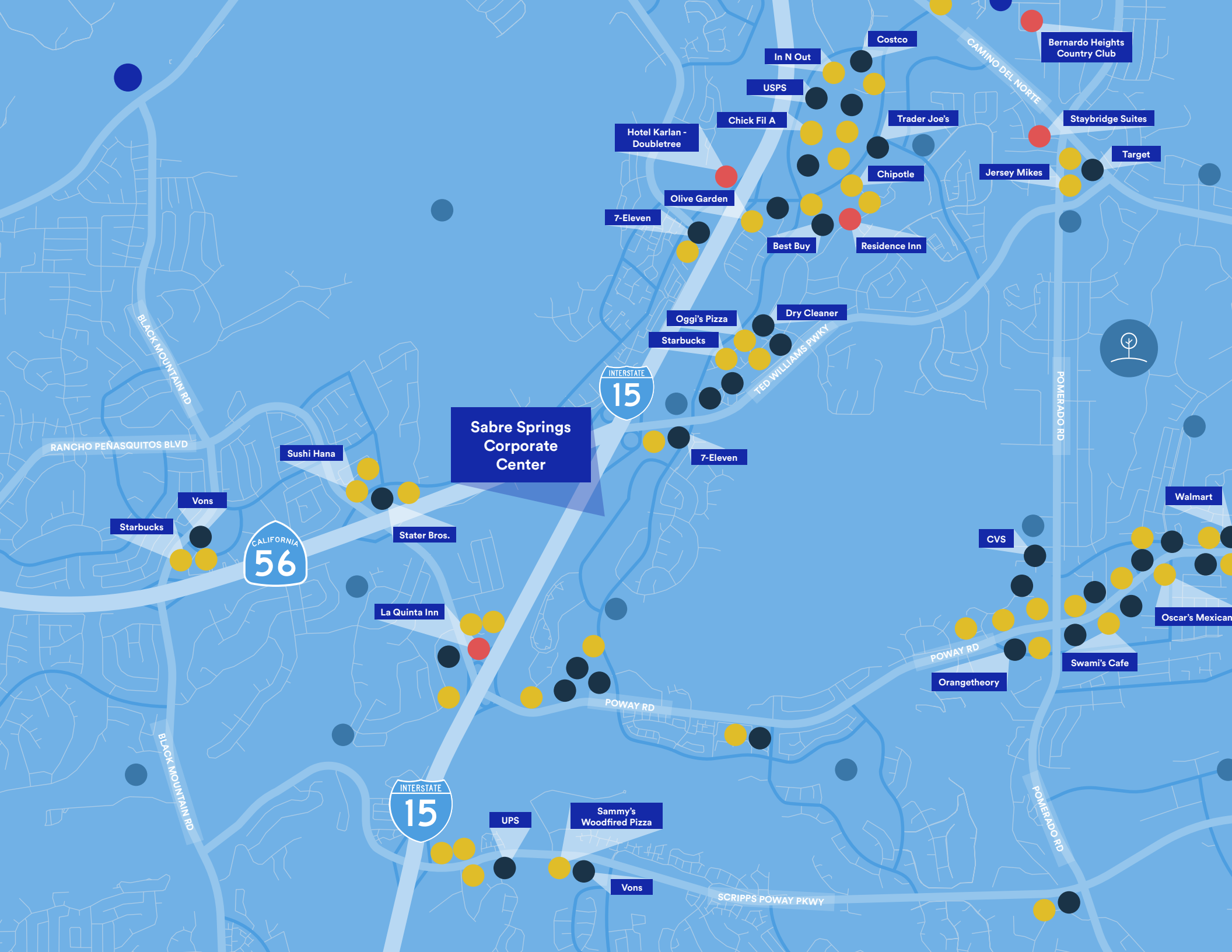


Restaurant



Golf Course





Availabilities

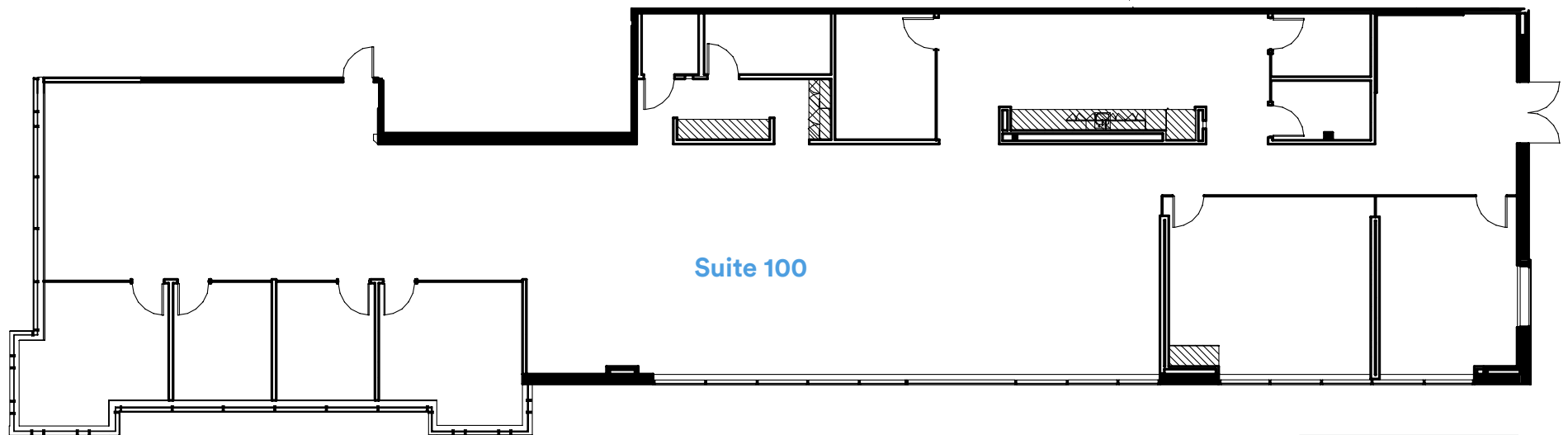
13280 Evening Creek Dr

Floor	Suite	RSF	Available
1st	100	5,466	07/01/2022

Creative office space with 15ft exposed ceilings, double door off lobby, high-end kitchen, great corner suite with abundant natural light.



click icon to take virtual tour



Key Plan



13290 Evening Creek Dr

100% Leased

Interior Photos



Sabre Springs

Corporate Center

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MENLO EQUITIES



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