

Sabre Springs Executive Center

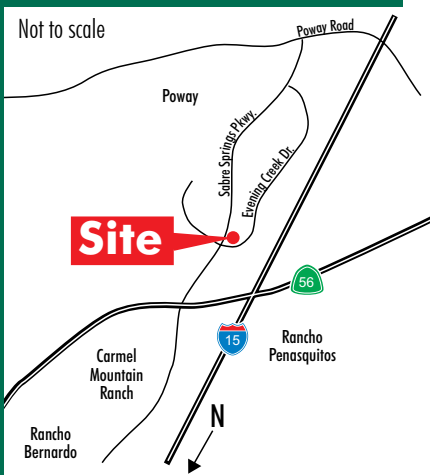
13400 Sabre Springs Parkway

1,050 & 2,252 RSF AVAILABLE FOR LEASE



Features:

- Immediate access to Highway 56, Interstate 15 and HOV Lanes
- New carpet, paint, and landscaping in the Common Areas
- 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



For leasing information, contact:
Jeb Bakke • Lic. 00872363
Jeb.bakke@cbre.com
Scott Kincaid • Lic. 01228568
Scott.kincaid@cbre.com

T +1 858 546 4603



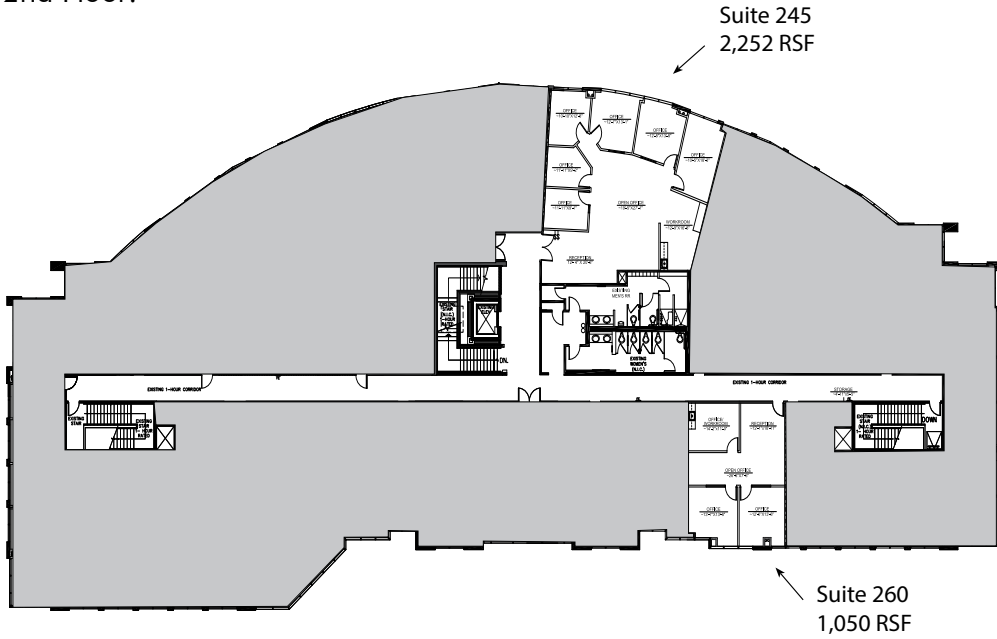
CBRE

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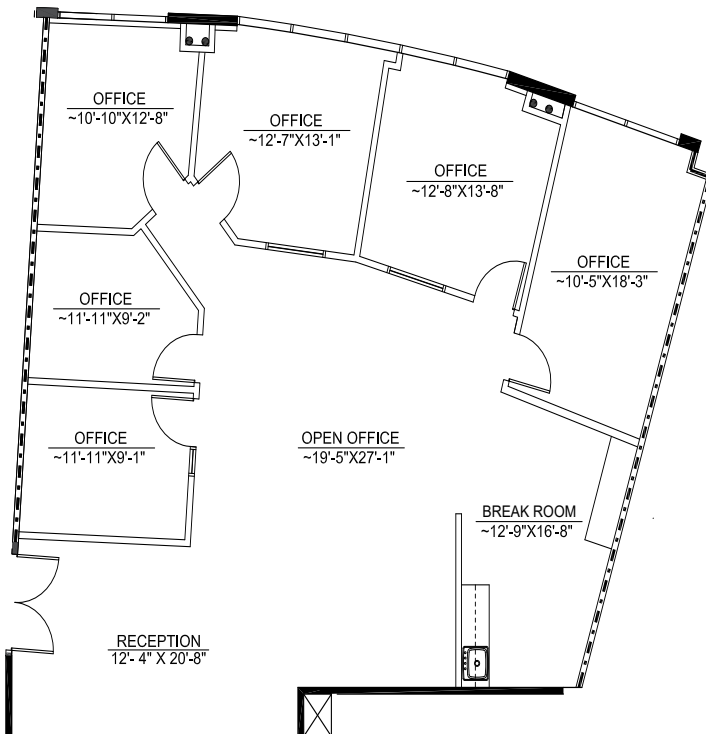
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SUITE	SIZE (RSF)	STATUS:	DESCRIPTION
245	2,252	Vacant	Current suite features a reception area, 6 private offices, kitchen/break room, and an open office area. Conceptual option available at a higher lease rate.
260	1,050	Vacant	Current suite features a reception area, 2 private offices, kitchen/break room, and an open office area. Conceptual options are available at a higher lease rate.

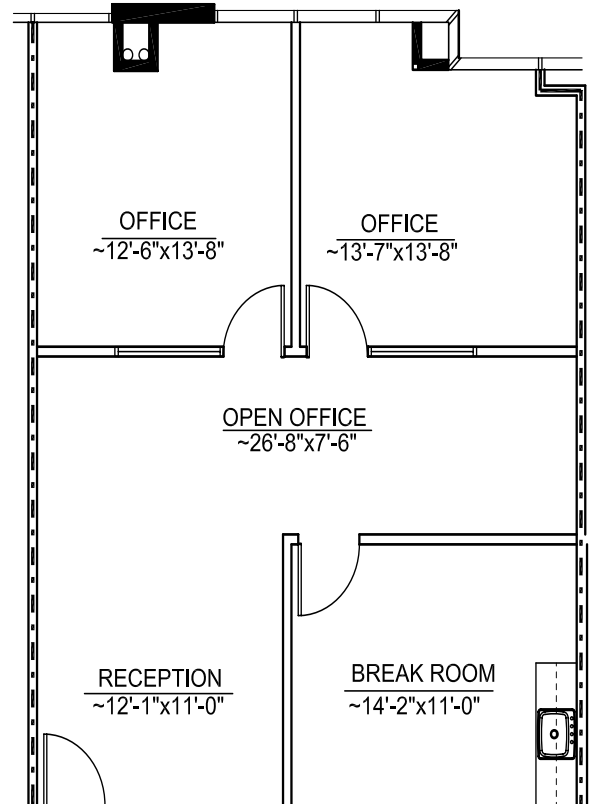
2nd Floor:



Suite 245
Current Floor Plan

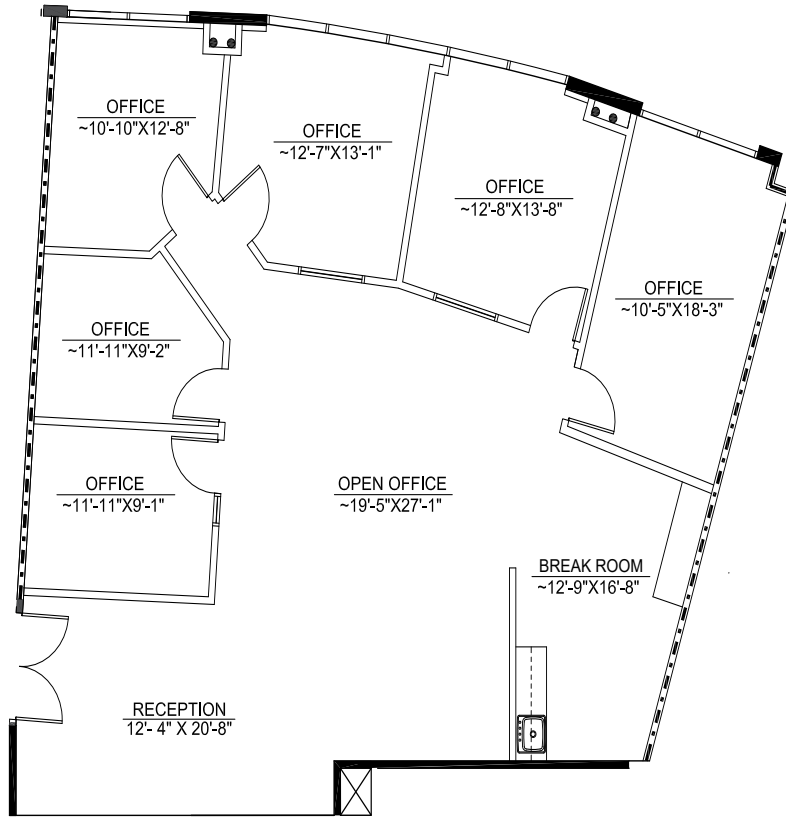


Suite 260
Current Floor Plan

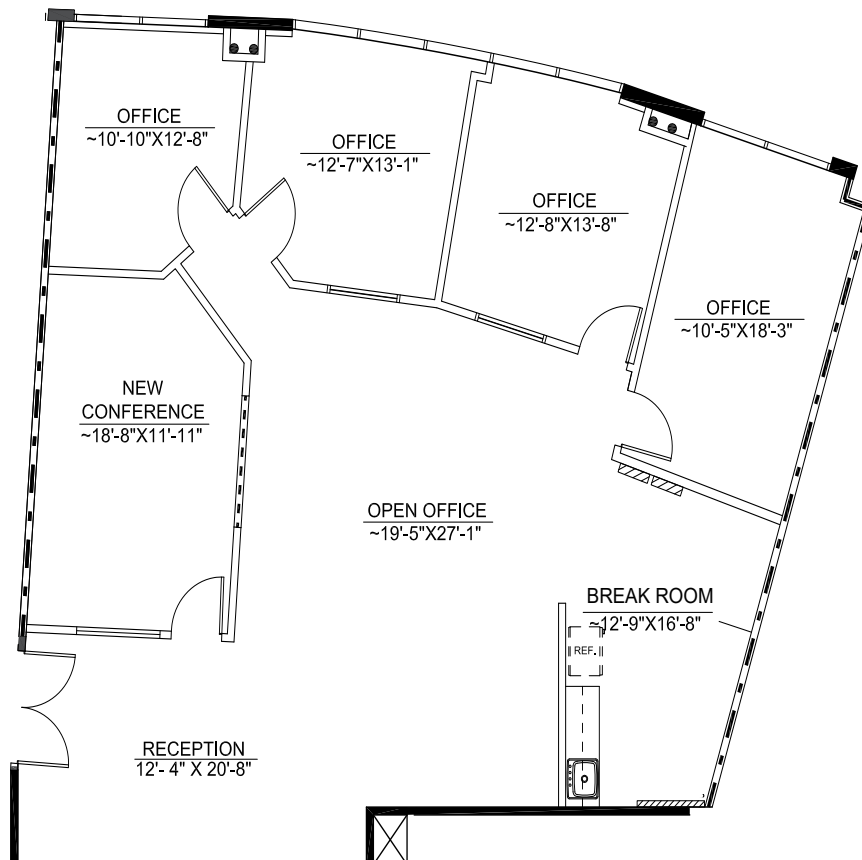


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Suite 245 Current Floor Plan

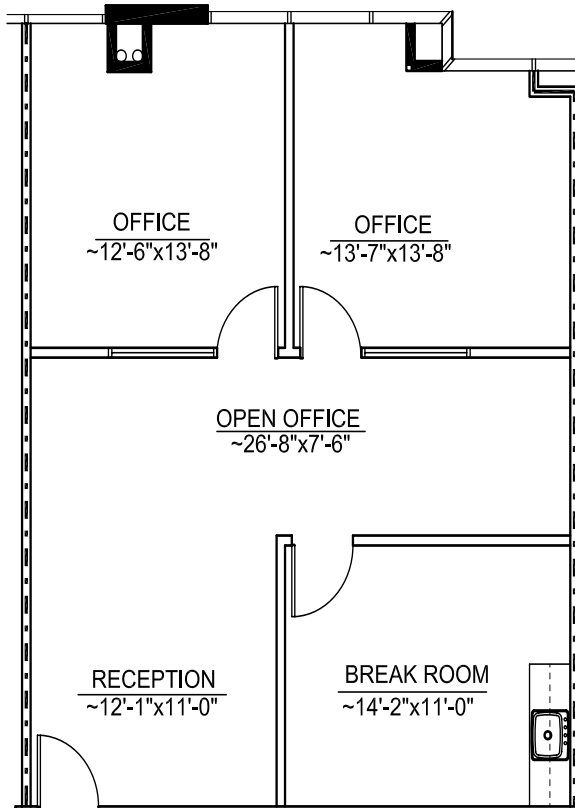


Conceptual Floor Plan

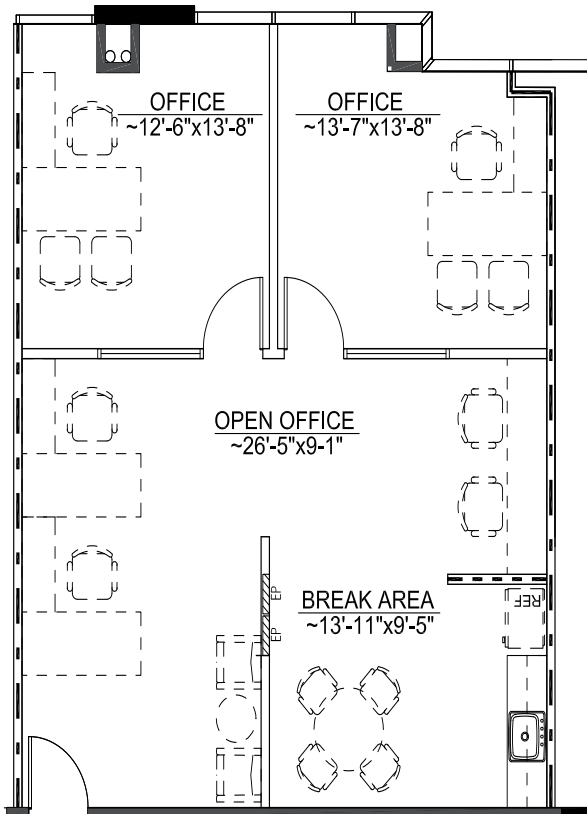


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Suite 260
Current Floor Plan



Conceptual Floor Plan 1



Conceptual Floor Plan 2

