

HOME

LOCATION

SITE  
PLAN

FLOOR  
PLANS

PROJECT  
AMENITIES

PROJECT  
SPECS

CONTACT  
US

## SABRE SPRINGS EXECUTIVE CENTER 13400 SABRE SPRINGS PARKWAY

**2,252 SF & 3,172 SF - AVAILABLE FOR LEASE**



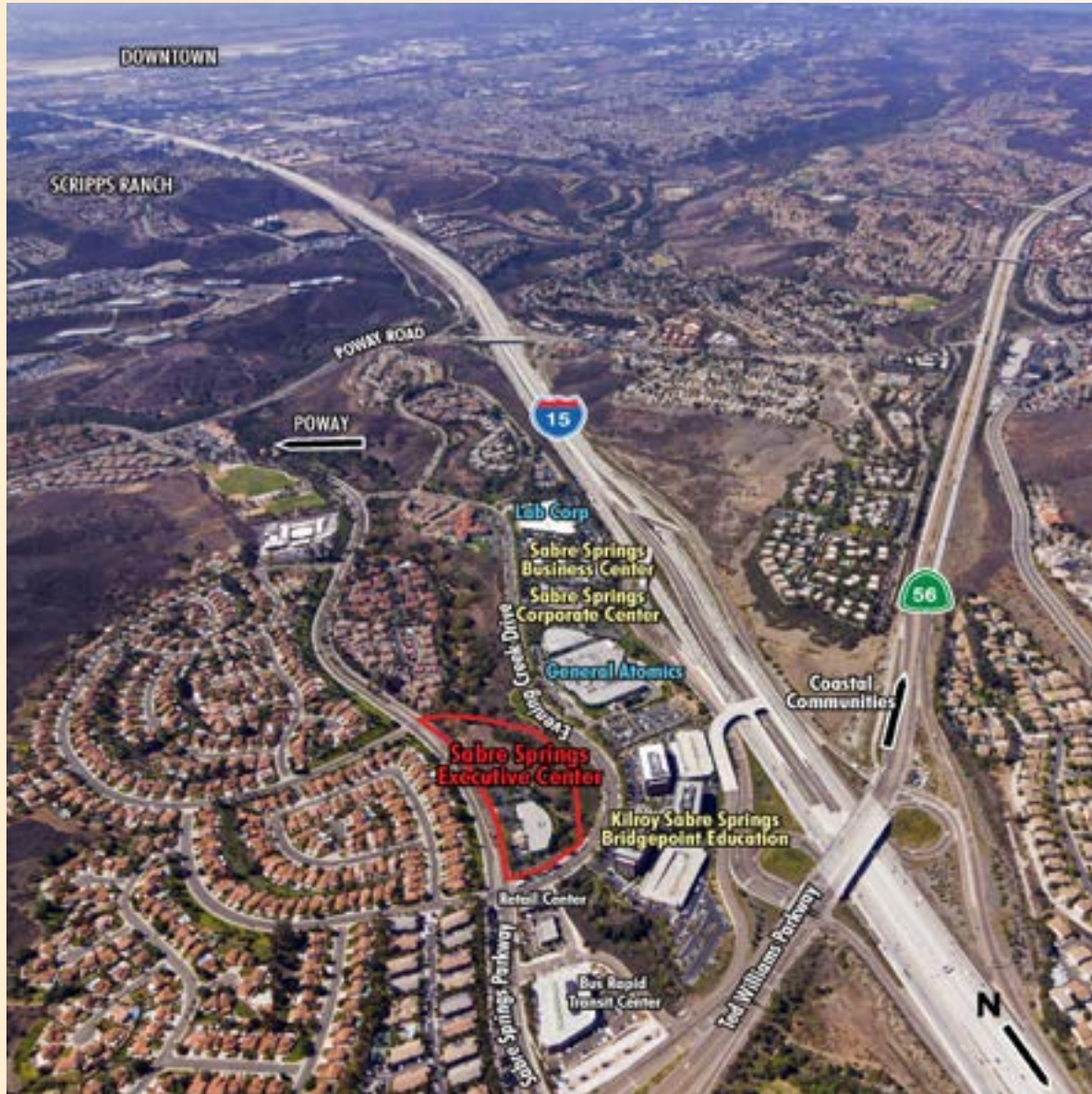
JEB BAKKE                      SCOTT KINCAID  
SENIOR VICE PRESIDENT    SENIOR VICE PRESIDENT



**DIVERSIFIED PROPERTIES**

4365 EXECUTIVE DRIVE, SUITE 1600 • SAN DIEGO, CA 92121  
PHONE +1 858 546 4647 • FAX +1 858 546-4642

**CBRE**



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# SABRE SPRINGS EXECUTIVE CENTER

13400 SABRE SPRINGS PARKWAY



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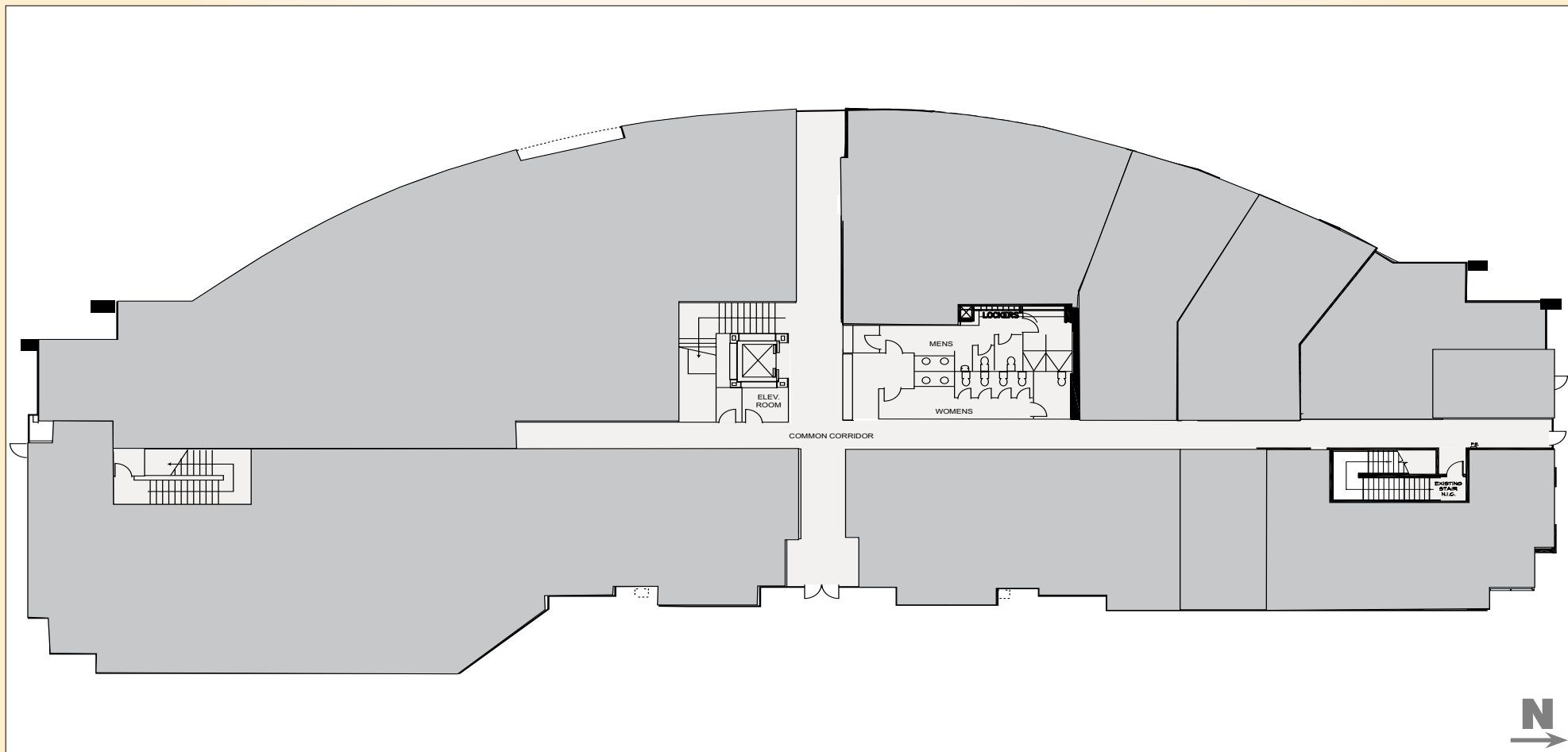
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# SABRE SPRINGS EXECUTIVE CENTER

## 1ST FLOOR



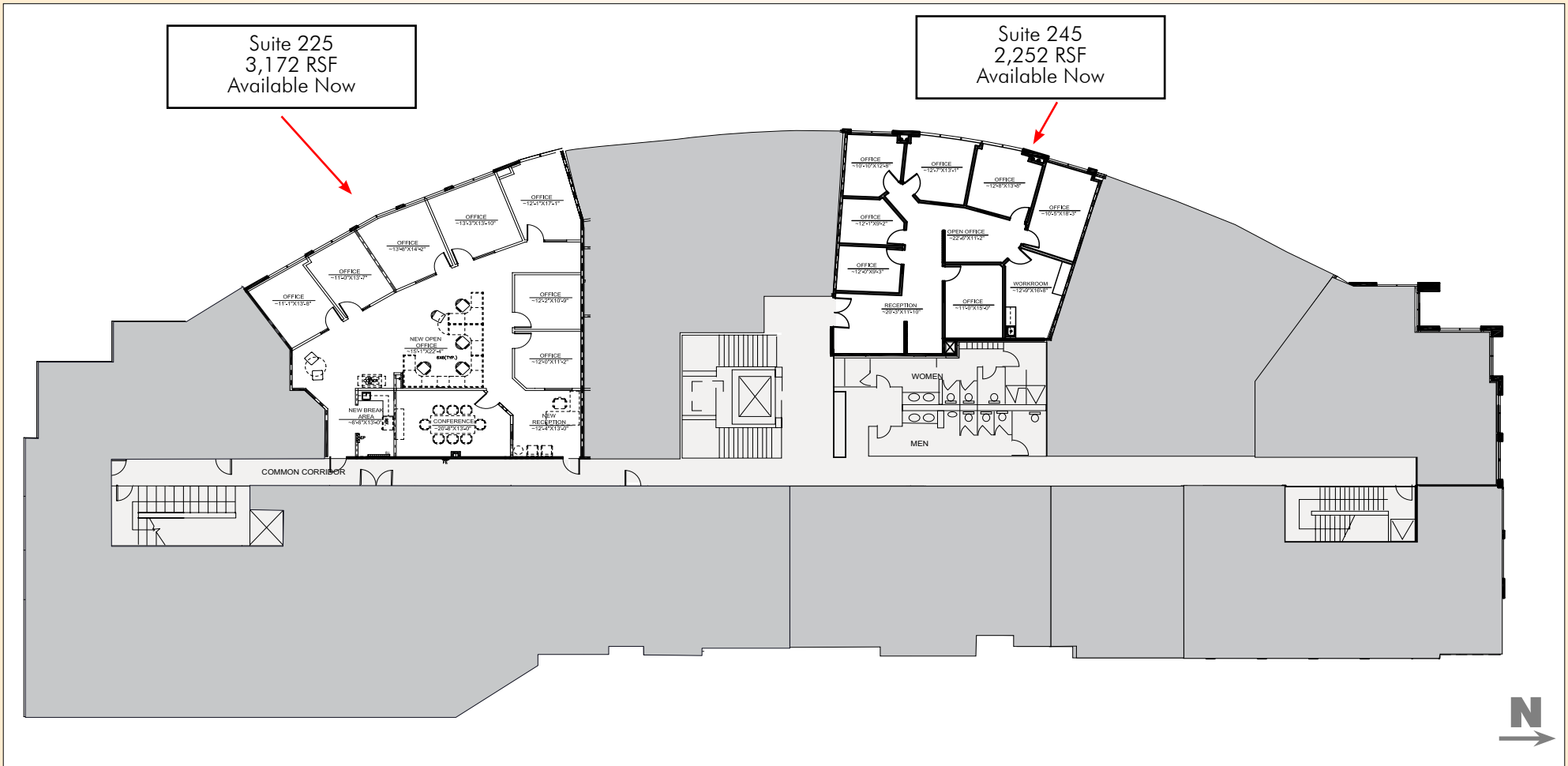
**Note:**  
*These plans are suggested layouts and can be modified to accommodate tenants' needs and specifications.  
The square footages are approximate and include a 14.98% core factor.*

# SABRE SPRINGS EXECUTIVE CENTER

## 2ND FLOOR

Suite 225  
3,172 RSF  
Available Now

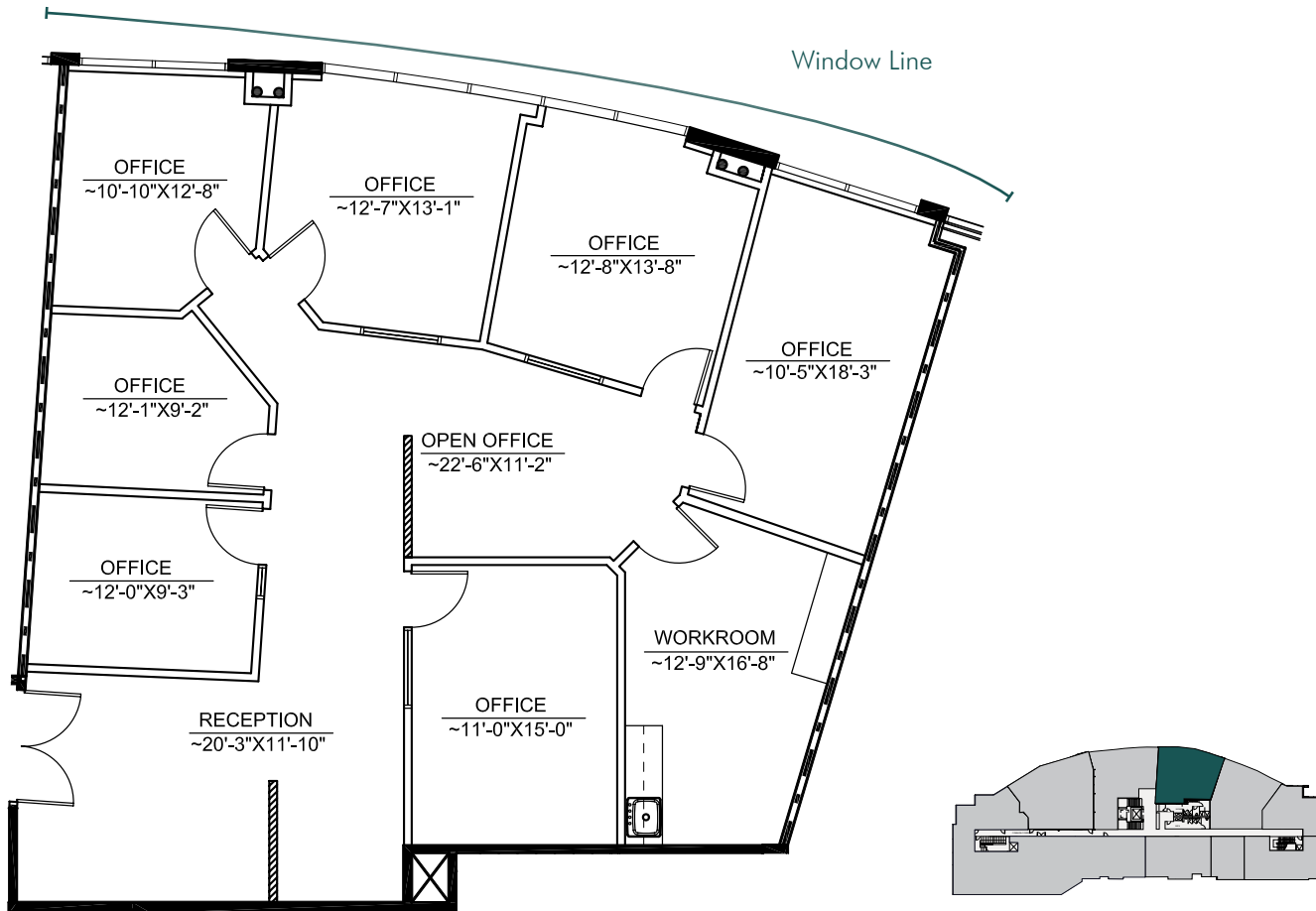
Suite 245  
2,252 RSF  
Available Now



**Note:**  
 These plans are suggested layouts and can be modified to accommodate tenants' needs and specifications.  
 The square footages are approximate and include a 14.98% core factor.

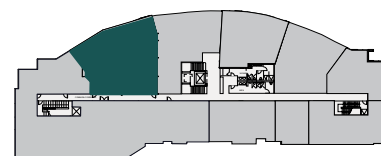
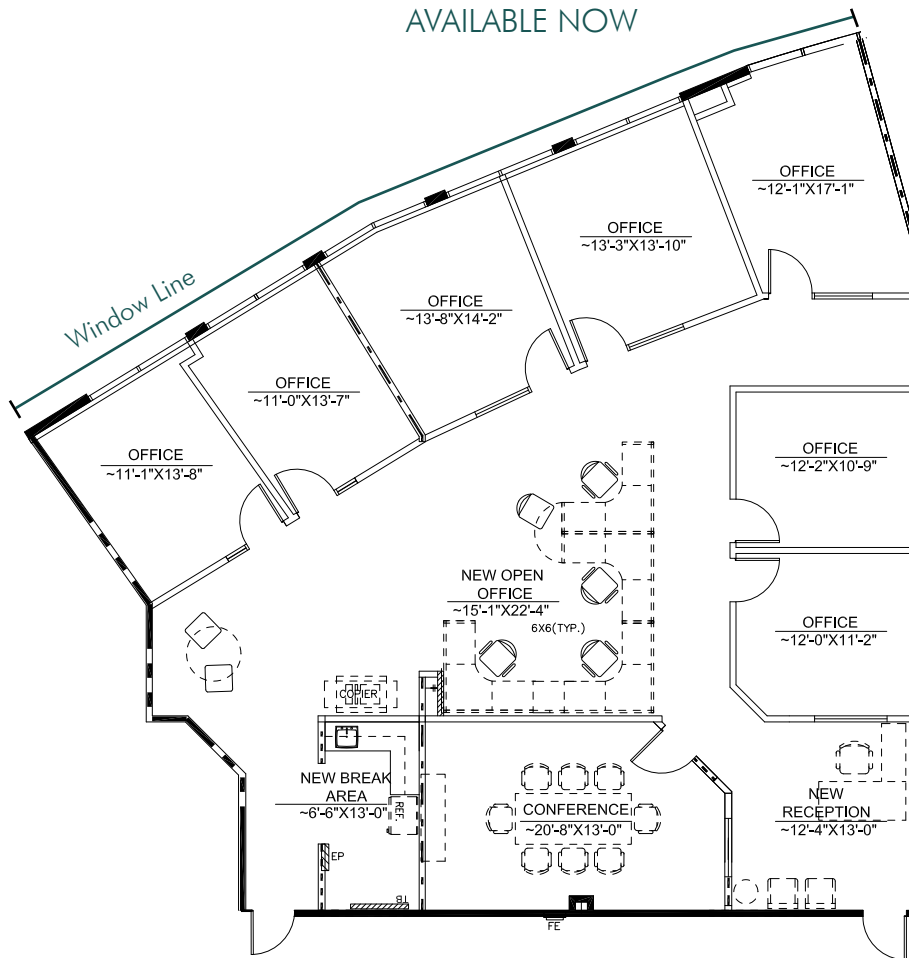
AS-BUILT PLAN:

SUITE 245  
2,252 SF  
AVAILABLE NOW



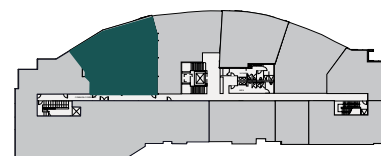
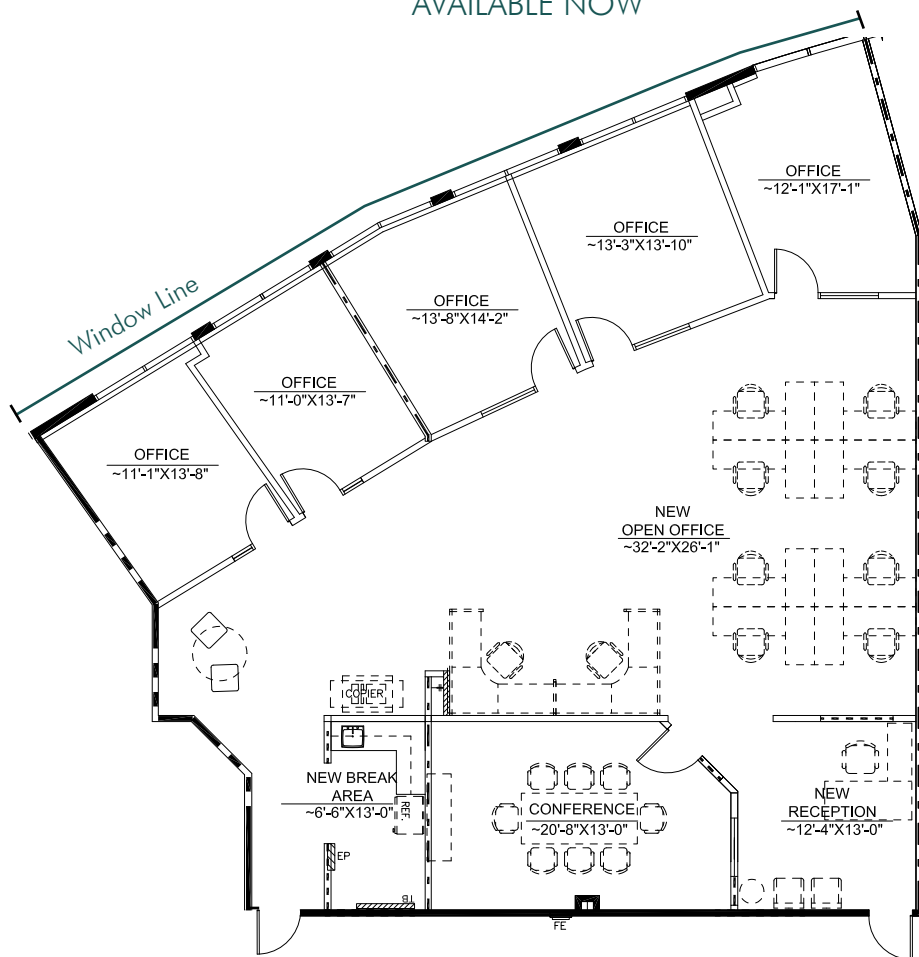
AS-BUILT PLAN:

SUITE 225  
3,172 SF  
AVAILABLE NOW



HYPOTHETICAL PLAN 1:

SUITE 225  
3,172 SF  
AVAILABLE NOW





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Courtyard with dining tables overlooking Chicarita Creek and walking trails.



Lobby with suite directory, elevator and aquarium.



Strategic Sabre Springs location with direct access to Interstate 15, Highway 56 and HOV lanes.



Impressive Class "A" entrance.

## PROJECT AMENITIES:

- ◆ Immediate Access to Highway 56, Interstate 15, Park and Ride, and HOV Lanes
- ◆ Located on southwest corner of Sabre Springs Parkway and Evening Creek Drive North
- ◆ Two-story Office/Corporate Headquarter building totaling approximately 48,435 rentable square feet
- ◆ Class "A" construction with an abundance of wraparound 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 1500 acre master planned environment



## PROJECT SPECIFICATIONS:

BUILDING CONDITION:	Warm Shell	TYPICAL DROP CEILING HEIGHTS:	10' - 0"
DIMENSIONS:	Approximately 120' x 272'	MECHANICAL:	Water Source Heat Pump System
BUILDING SIZE:	48,435 Rentable SF	ELEVATORS:	(1) Dover Thyssen Seville 35 3500 lb.; 150fpm
BUILDING FLOORS:	Two-Story	POWER:	3,000 Amp., 480/277 Volt, 3-Phase, 4-Wire
BAY DEPTHS:	30' - 40'	PARKING SPACES/RATIO:	191 (4/1,000)
MULLION SPACING:	4' on center	FIRE SPRINKLERS:	Ordinary Hazard
BUILDING TYPE:	Type III non-rated	FIBER OPTIC/CABLE:	Multiple Carriers in Sabre Springs Parkway
TYPICAL COLUMN SPACING:	Approximately 30'x25' - 30'x40'	EXTERIOR TYPE:	Concrete, Stone and Glass
FLOOR LOADS:	100lbs./Square Feet		
FLOOR TO FLOOR:	16' - 0"		

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