



**Contemporary.  
Convenient.  
Connected.**



At Kilroy Sabre Springs, we've re-imagined a modern work campus, so you can spend your time re-imagining your work. Take conference calls on the sprawling green. Refocus between meetings in our state-of-the-art gym. Entertain clients at one of our many outdoor spots. Nestled in the foothills just 15 minutes from the coast, discover an environment where work is wherever ideas happen.

Discover Kilroy Sabre Springs.





## Project Highlights

**450,000 SF**  
3-building campus

Adjacent to regional  
**TRANSPORTATION HUB**

Access to 56  
**BIKE PATH + MTS STATION**

**4.0/1,000** USF  
parking ratio and **EV CHARGING** stations

**FITNESS CENTER**  
Shower and locker facilities

**ON-SITE**  
Management and security

Building HVAC equipment  
outfitted with **AIR IONIZATION SYSTEMS**

**LEED SILVER** and **FITWEL CERTIFIED** in  
the 13480 building

State-of-the-art  
**CLASS "A"**  
office and finishes

**5X WINNER OF TOBY** "Office Building  
of the Year" Award

**WELL CERTIFIED**  
health-safety rating for  
facility operations



## Opening act.

The best part of our three building campus is that it hosts a vibrant community of doers and thinkers, centering around a gorgeous green plaza that leads into a modernized lobby experience. You can utilize our free outdoor WiFi to work, as well as comfortable seating to meet and relax with teams and clients.

# Outdoor living.

## OUTDOOR LIVING ROOM

relax, work, and meet

## THE BOATHOUSE

outdoor dining featuring thematic lighting

## GAME + EVENT LAWNS

for friendly competitions

Outdoor meeting areas with **COMPLIMENTARY WIFI**

## CAR WASH SERVICES

Eco-Smart Detailing Solutions

## LOUNGE AREAS, GARDEN PATHS,

fire-side chats

## STATE-OF-THE-ART FITNESS CENTER

spa quality locker rooms, towel service, yoga room, free weights, cardio and activated turf area


## SAFE & WELL

open air, socially distanced congregation areas

## CLEAN CONVENIENCE


on-site Laundry Butler service to meet your cleaning needs





 Dining Courtyard


 Fireside Lounge


 Stepped Seating

 Fitness Center

 The Trail

 Event Lawn

 The Boathouse

 Game Lawn



# Your future office.

1

## 13480 EVENING CREEK

	Available Now	
Suite 100	~4,759 RSF	Shell Condition
Suite 120	~4,856 RSF	Shell Condition
Suite 200	~6,082 RSF	Brand New Spec Suite
Suite 230	~2,651 RSF	<a href="#">Brand New Spec Suite</a>
3rd Floor	~2,117-25,664 RSF	Shell Condition

2

## 13500 EVENING CREEK

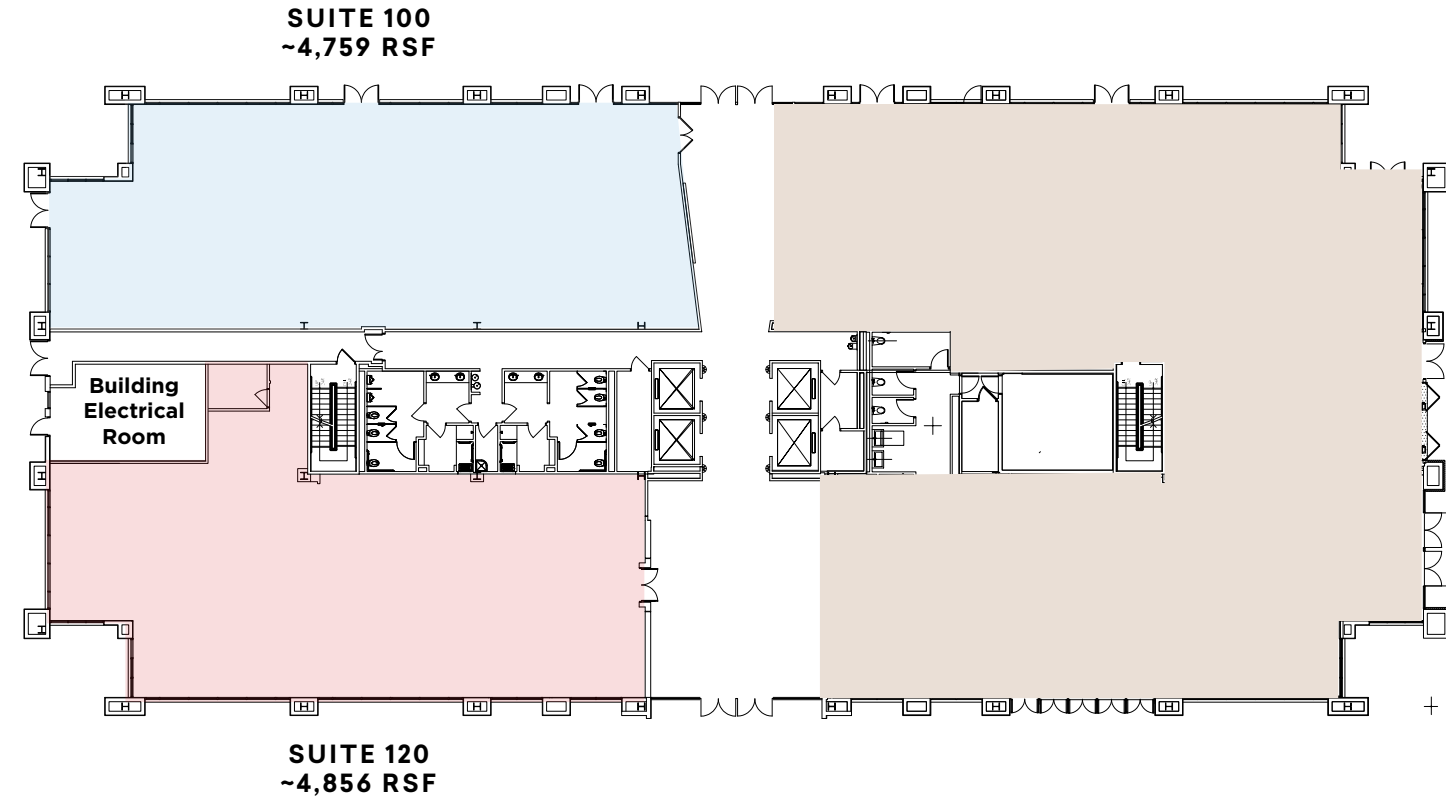
100% Leased

3

## 13520 EVENING CREEK

Suite 370	~2,689 RSF	Available Now
Suite 380	~2,823 RSF	2/1/2025
*Suites 370 & 380 can be made contiguous to ~5,512 RSF.		
Suite 430	~7,057 RSF	Available Now

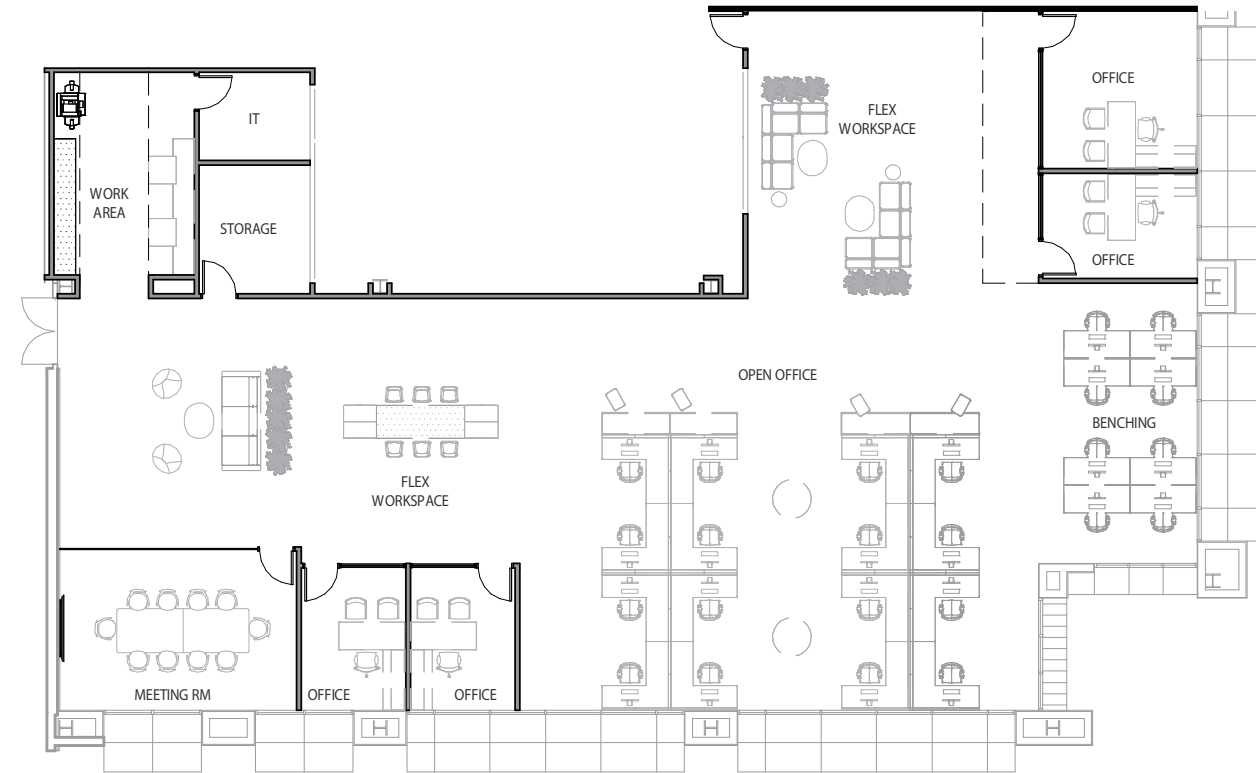
**BUILDING 1**  
**13480 EVENING CREEK DR N**



**FLOOR 1**

SHELL CONDITION  
AVAILABLE NOW

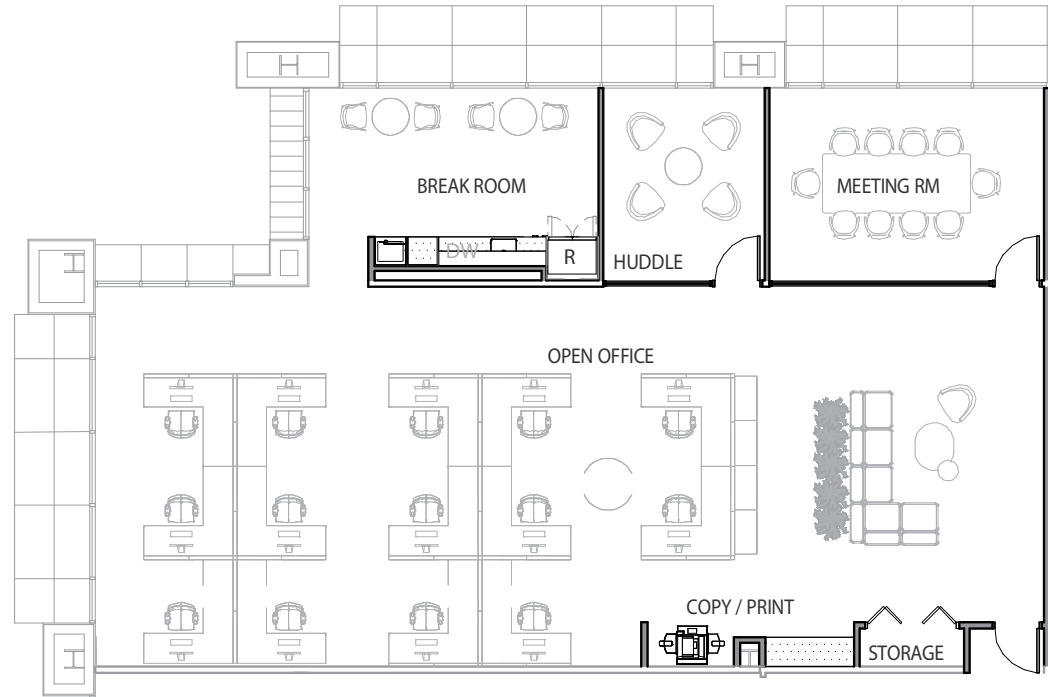
**BUILDING 1**  
**13480 EVENING CREEK DR N**



**SUITE 200**

~6,082 RSF  
BRAND NEW SPEC SUITE  
AVAILABLE NOW

BUILDING 1  
13480 EVENING CREEK DR N



2ND FLOOR SPEC SUITES



### SUITE 230

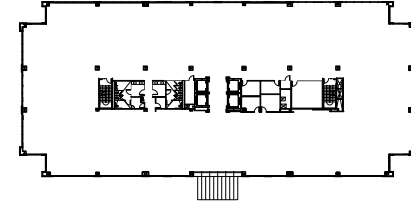
~2,651 RSF  
BRAND NEW SPEC SUITE  
AVAILABLE NOW





**BUILDING 1**  
**13480 EVENING CREEK DR N**

AS-BUILT PLAN /  
 SHELL CONDITION



**FLOOR 3**

~25,664 RSF  
 HYPOTHETICAL PLAN

AVAILABLE NOW

\*See multi-tenant plans on Pages 19 through 21 for potential divisibility options.

**BUILDING 1**  
**13480 EVENING CREEK DR N**

**SUITE 350**  
 ~12,656 RSF (DIVISIBLE TO ~2,117 RSF)

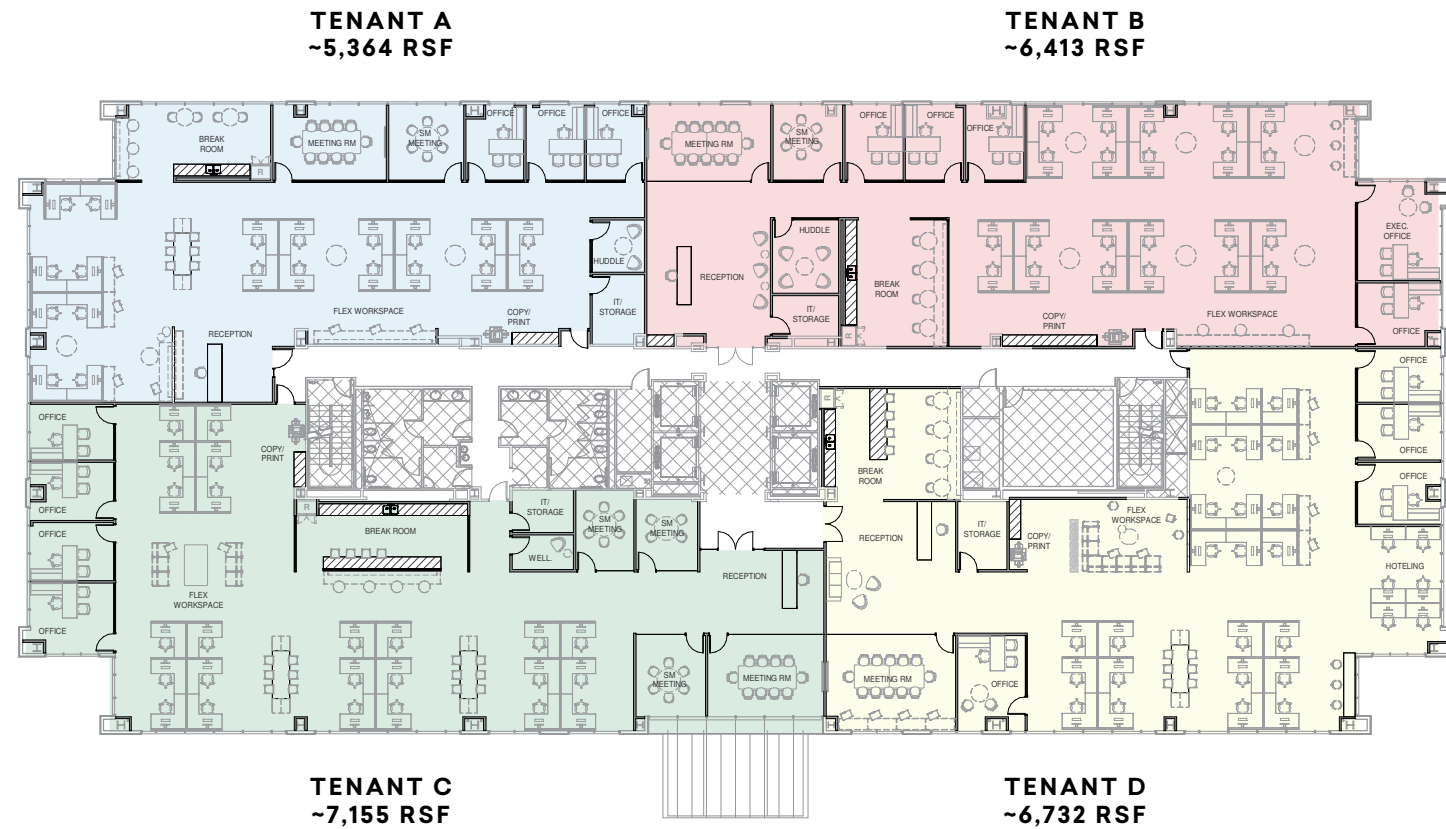
**SUITE 300**  
 ~13,008 RSF (DIVISIBLE TO ~6,413 RSF)



**FLOOR 3**

~2,117-25,664 RSF  
 HYPOTHETICAL TWO-TENANT PLAN

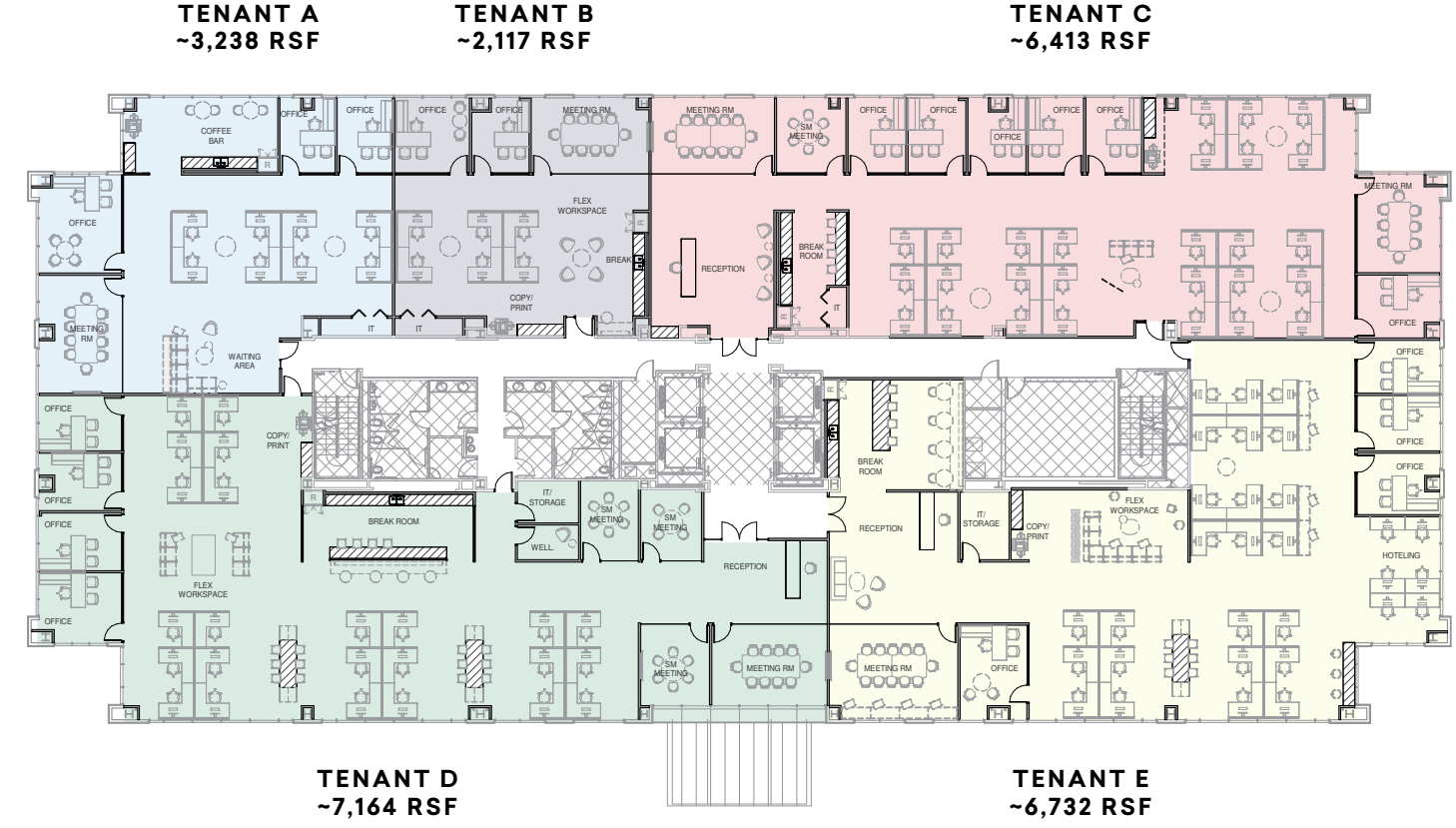
**BUILDING 1**  
**13480 EVENING CREEK DR N**



**FLOOR 3**

~5,363-25,664 RSF  
 HYPOTHETICAL FOUR-TENANT PLAN

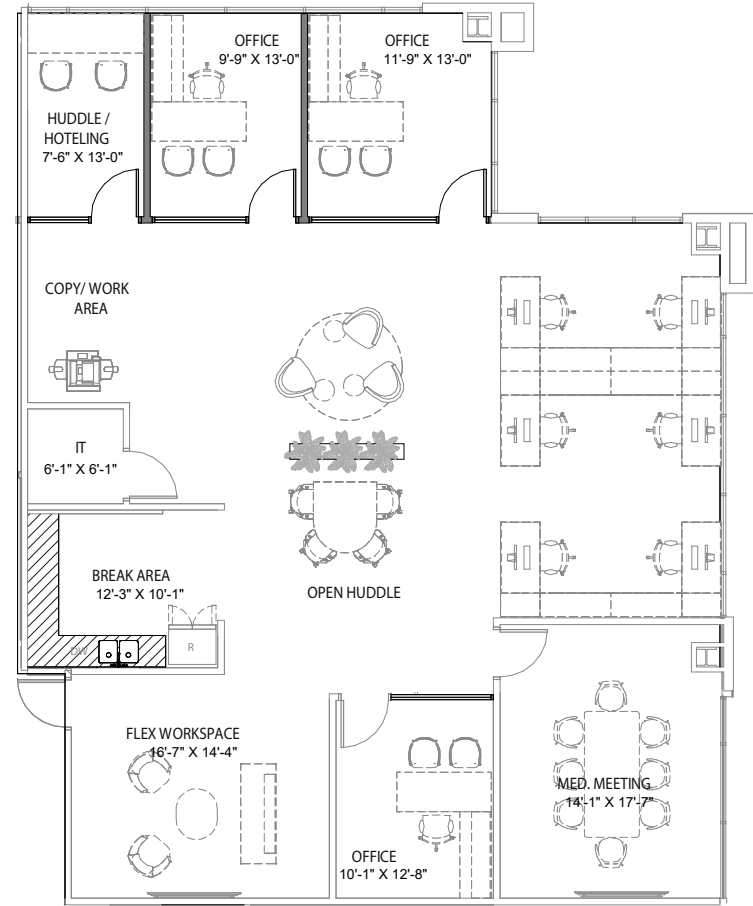
**BUILDING 1**  
**13480 EVENING CREEK DR N**



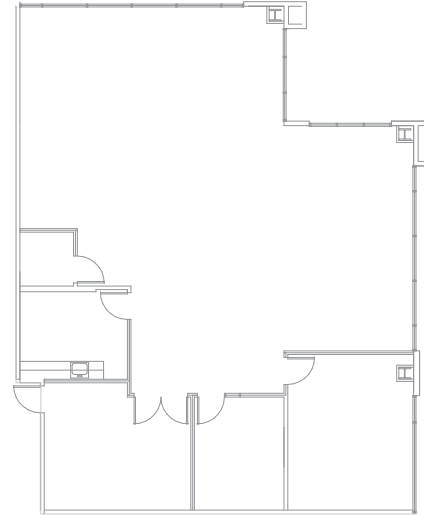
**FLOOR 3**

~2,117-25,664 RSF  
 HYPOTHETICAL FIVE-TENANT PLAN

**BUILDING 3**  
**13520 EVENING CREEK DR N**



AS-BUILT PLAN



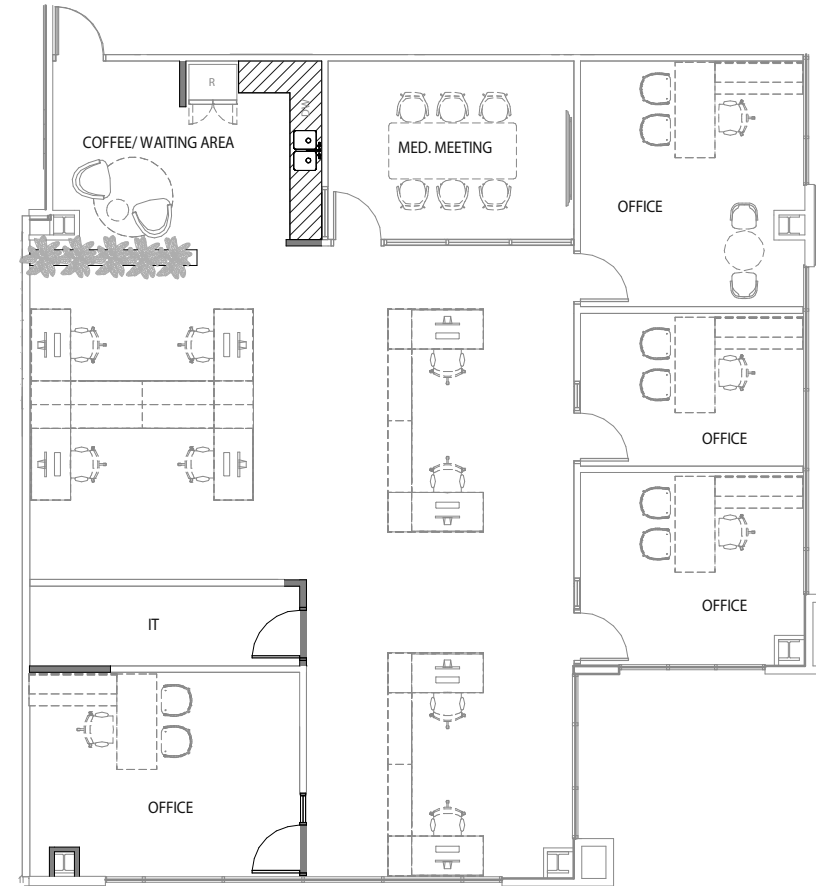
**SUITE 370**

~2,689 RSF  
 HYPOTHETICAL PLAN

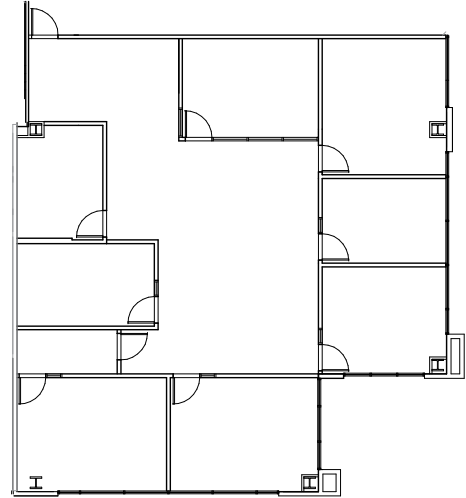
AVAILABLE NOW

\*Suites 370 & 380 can be made contiguous to ~5,512 RSF.

**BUILDING 3**  
**13520 EVENING CREEK DR N**



AS-BUILT PLAN



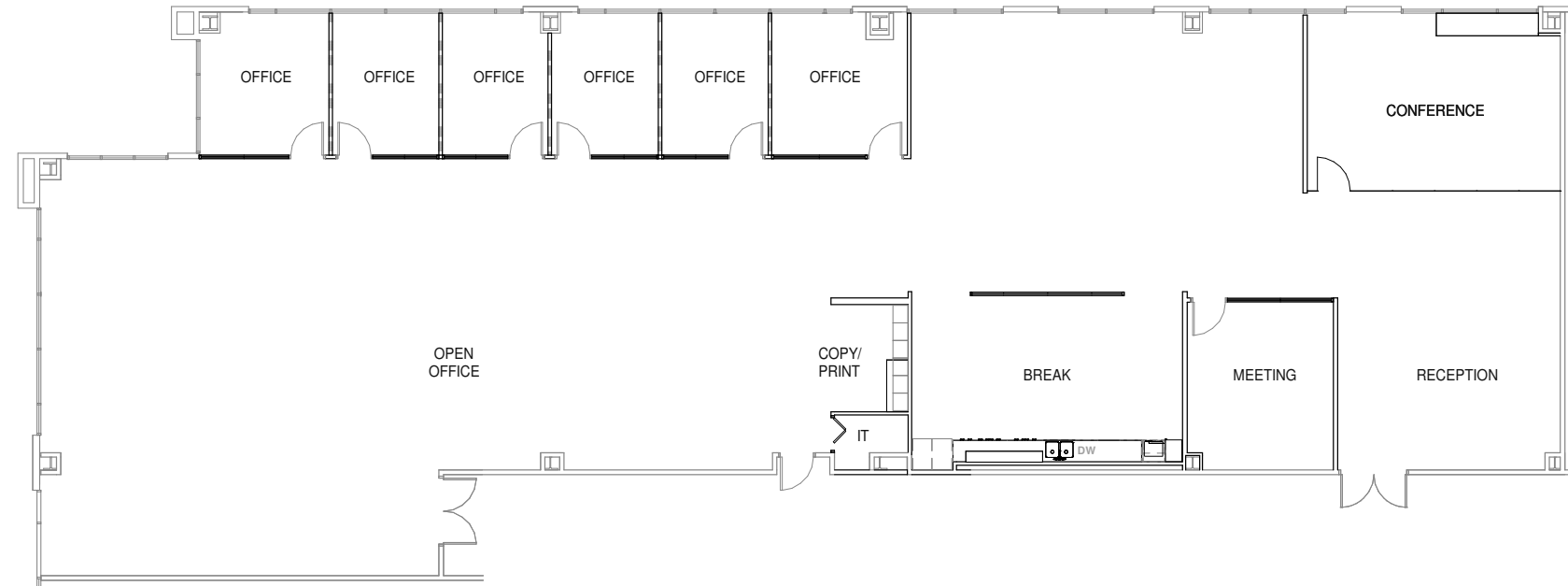
**SUITE 380**

~2,823 RSF  
 HYPOTHETICAL PLAN

AVAILABLE 2/1/2025

\*Suites 370 & 380 can be made contiguous to ~5,512 RSF.

**BUILDING 3**  
**13520 EVENING CREEK DR N**



**SUITE 430**

~7,057 RSF  
AS-BUILT PLAN  
AVAILABLE NOW

SUITE 430

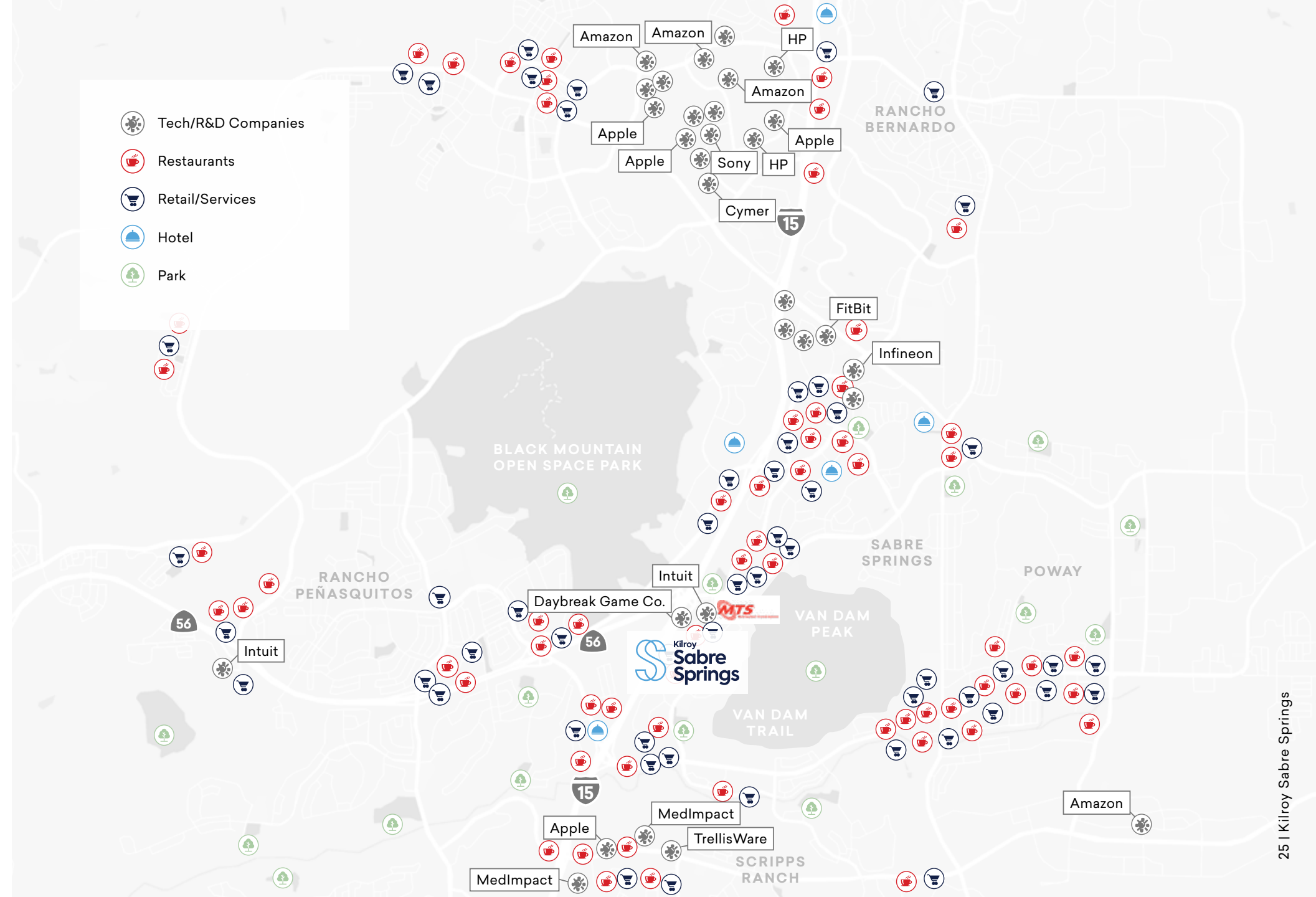




# Neighborhood

Home to quiet neighborhoods and rolling hills, Sabre Springs is a beautiful family-focused area surrounded by the most in-demand housing markets and school districts in San Diego County. Right off of the 15 freeway, with easy access to bike paths and a MTS hub, Kilroy Sabre Springs is accessible no matter how you're traveling. During the week, our community is mainly a vibrant workforce, but on the weekends we open up our plaza to events for the entire neighborhood to enjoy.

- CARMEL VALLEY** 13 MINS
- COAST/OCEAN** 16 MINS
- RANCHO SANTA FE** 20 MINS
- DOWNTOWN** 26 MINS
- CARLSBAD** 32 MINS





# Kilroy Sabre Springs

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**CBRE**  
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**KILROY**