

# SABRE SPRINGS

EXECUTIVE CENTER

**6,889 RSF AVAILABLE FOR LEASE**



**CBRE**



**13400 SABRE SPRINGS PARKWAY**

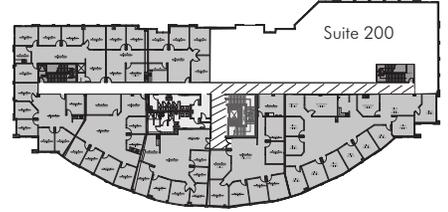


## FEATURES

- + Immediate access to Highway 56, Interstate 15 and HOV Lanes
- + 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



| SUITE | SIZE (RSF) | LEASE RATE | STATUS:            | DESCRIPTION  |
|-------|------------|------------|--------------------|--|
| 200   | 6,889      | \$3.35 + E | 3/1/2026 or sooner | Corner suite with prestigious double door entry off elevator lobby, reception area, two conference rooms, fourteen private offices, work room, kitchen/break area, and open office area. |



Window Line

