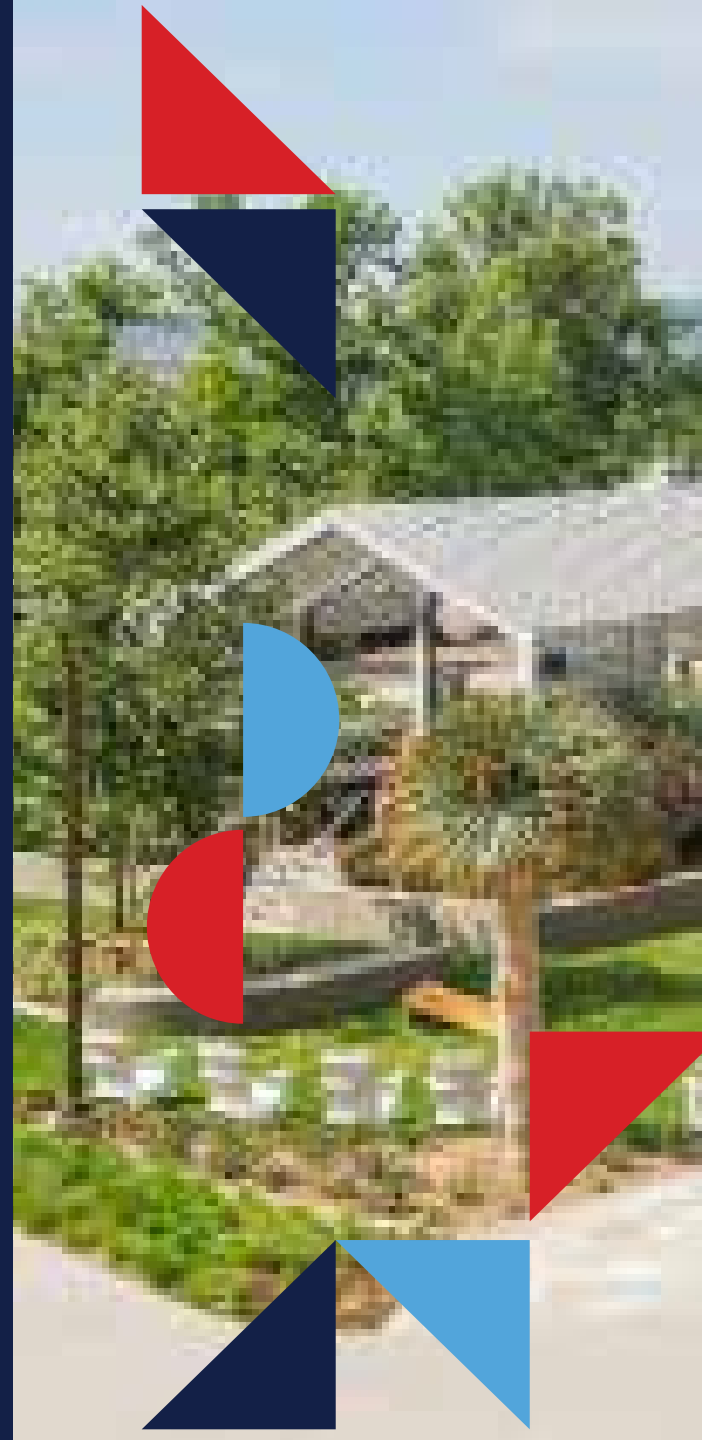
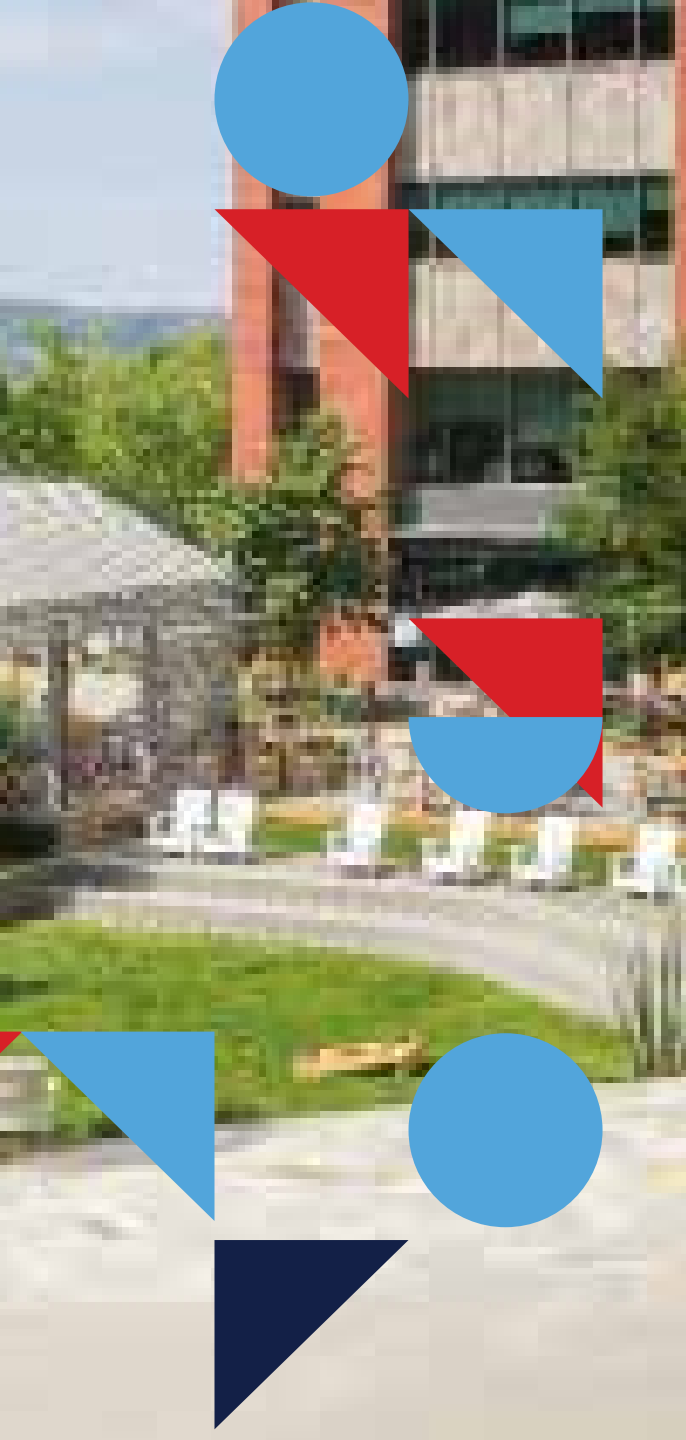




Contemporary.  
Convenient.  
Connected.





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.





4 | Killebrew 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**

**CRAFTED CULTURE &  
LEAP COFFEE**

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

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



# Craft. Only Craftier.



Come enjoy everything craft. Craft beer, craft coffee and craft cuisine all at your finger tips. Crafted Culture and Leap Coffee by the Empress Group are now open - the new dining, bar and cafe concept that you have been waiting for.













## 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

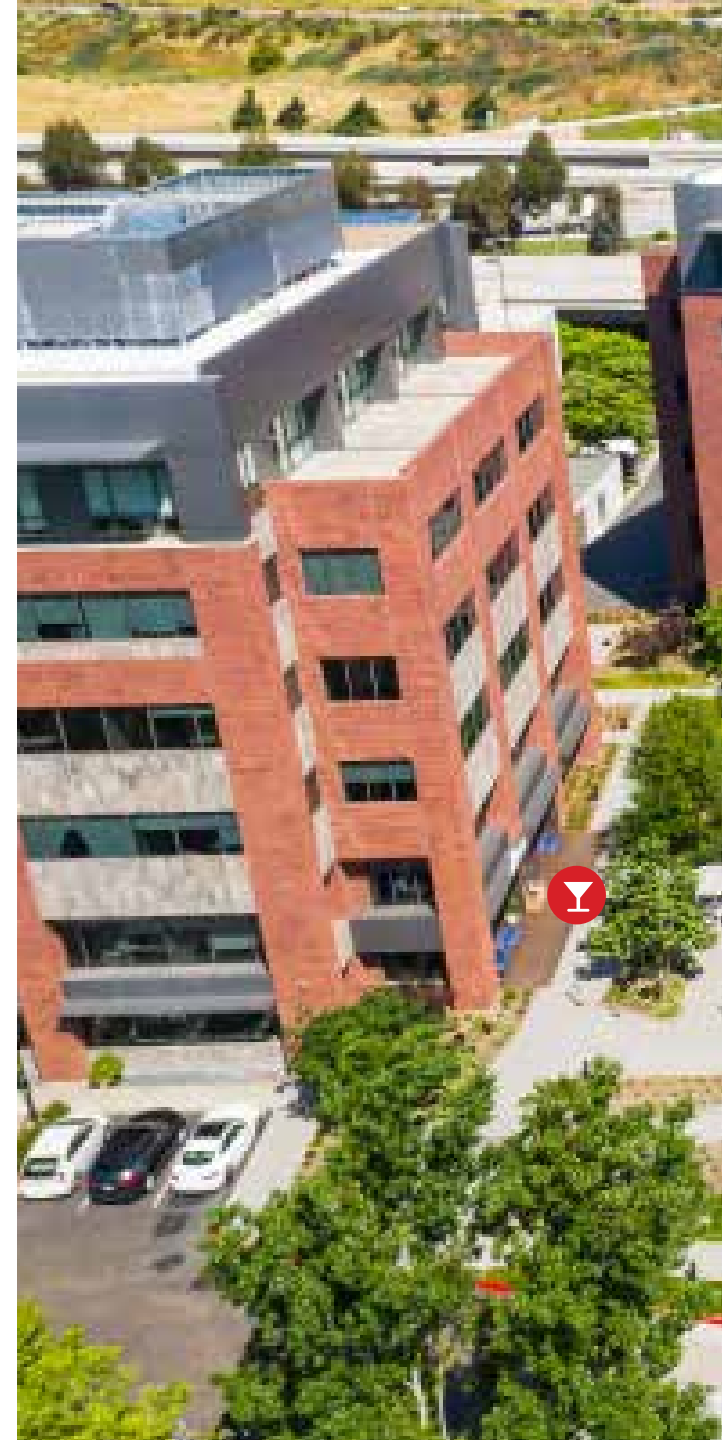
spa quality locker rooms, towel service, yoga room, free weights, cardio and activated turf area

## 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



Fast-casual dining,  
coffee bar, and  
beverage lounge





# Your future office.



## 13480 EVENING CREEK

Available Now		
1st Floor	~4,759-9,615 RSF	Shell Condition
Suite 200	~6083 RSF	Brand New Spec Suite
Suite 210	~5,575 RSF	Future Spec Suite
Suite 220	~4,659 RSF	Future Spec Suite
*Suites 200, 210 & 220 can be made contiguous to ~16,317 RSF.		
3rd Floor	~2,117-25,664 RSF	Shell Condition
Suite 450	~4,824-12,395 RSF	Future Spec Suite



## 13500 EVENING CREEK

-	-	-
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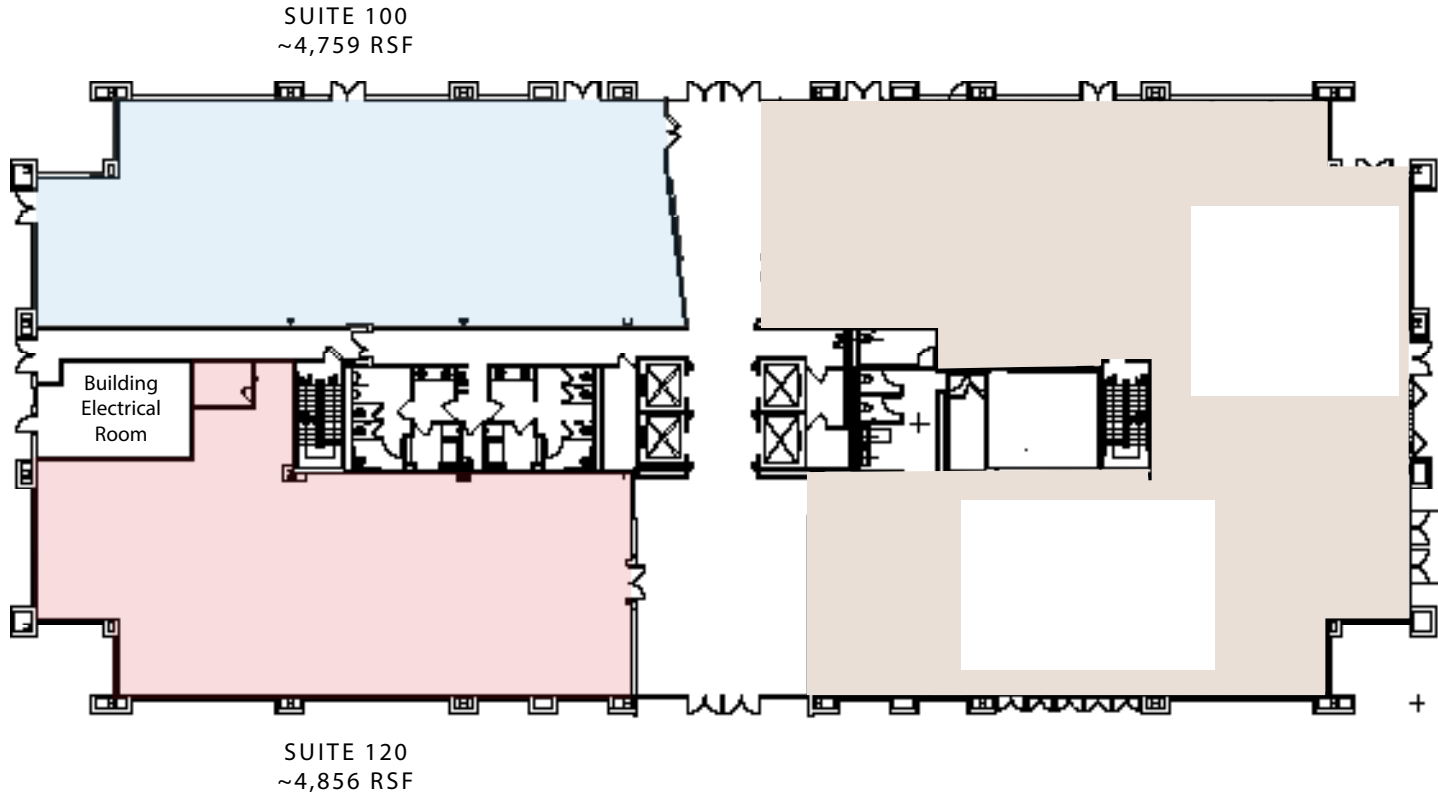


## 13520 EVENING CREEK

Suite 600	~23,973 RSF	7/1/2024
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BUILDING 1

# 13480 EVENING CREEK DR N



## FLOOR 1

~4,759-9,615 RSF  
SHELL CONDITION

AVAILABLE NOW

BUILDING 1

# 13480 EVENING CREEK DR N



VIRTUAL  
TOUR

SUITE 220  
FUTURE SPEC SUITE  
EST. DELIVERY  
12/1/2023 ~4,659 RSF

SUITE 210  
FUTURE SPEC SUITE  
EST. DELIVERY  
12/1/2023 ~5,575 RSF

SUITE 200  
BRAND NEW SPEC SUITE  
~6,083 RSF (DIVISIBLE TO ~5,575 RSF)



## FLOOR 2

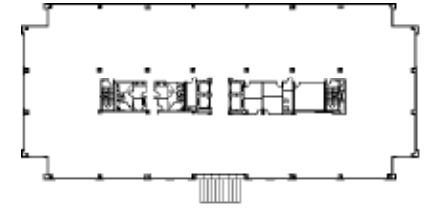
~2,008-16,316 RSF  
FUTURE MULTI-TENANT PLAN

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 17 through 19 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

TENANT A  
~5,364 RSF

TENANT B  
~6,413 RSF



## FLOOR 3

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

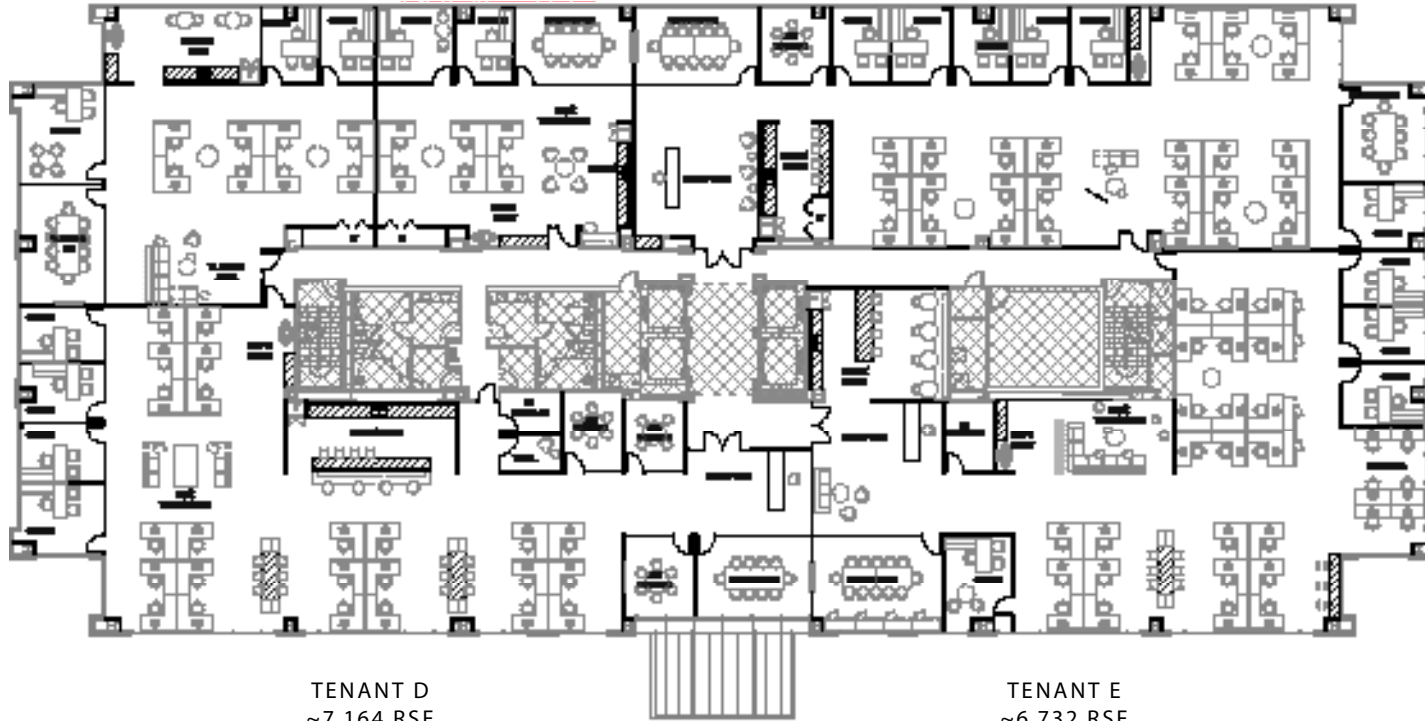
BUILDING 1

# 13480 EVENING CREEK DR N

TENANT A  
~3,238 RSF

TENANT B  
~2,117 RSF

TENANT C  
~6,413 RSF



TENANT D  
~7,164 RSF

TENANT E  
~6,732 RSF

## FLOOR 3

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

BUILDING 1

13480 EVENING CREEK DR N



AS-BUILT PLAN /  
SHELL CONDITION



SUITE 450  
FUTURE SPEC SUITE  
EST. DELIVERY 12/1/2023  
~12,395 RSF (DIVISIBLE TO ~4,824 RSF)

SUITE 450

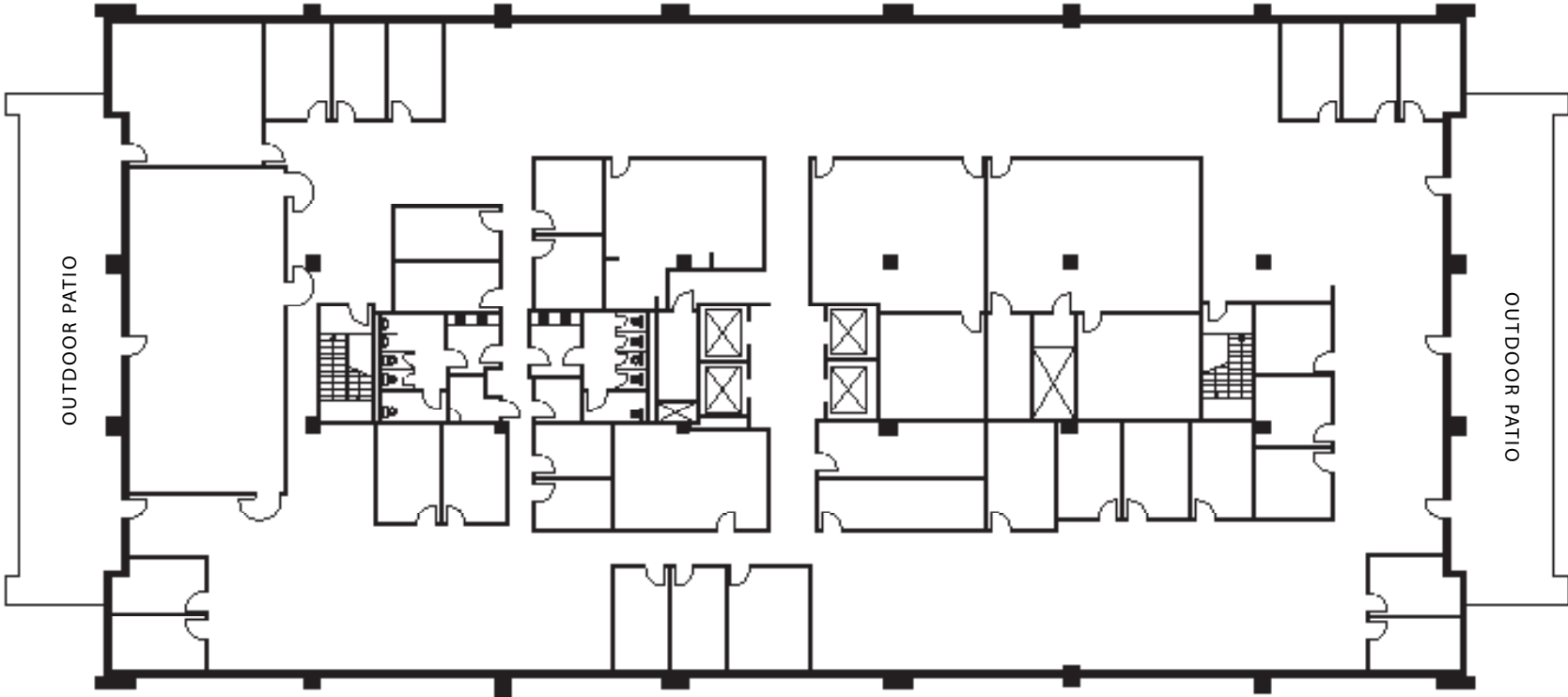
~4,824-12,395 RSF  
FUTURE SPEC SUITE

AVAILABLE NOW



BUILDING 3

13520 EVENING CREEK DR N



FLOOR 6

~23,973 RSF  
AS-BUILT PLAN

AVAILABLE 7/1/2024








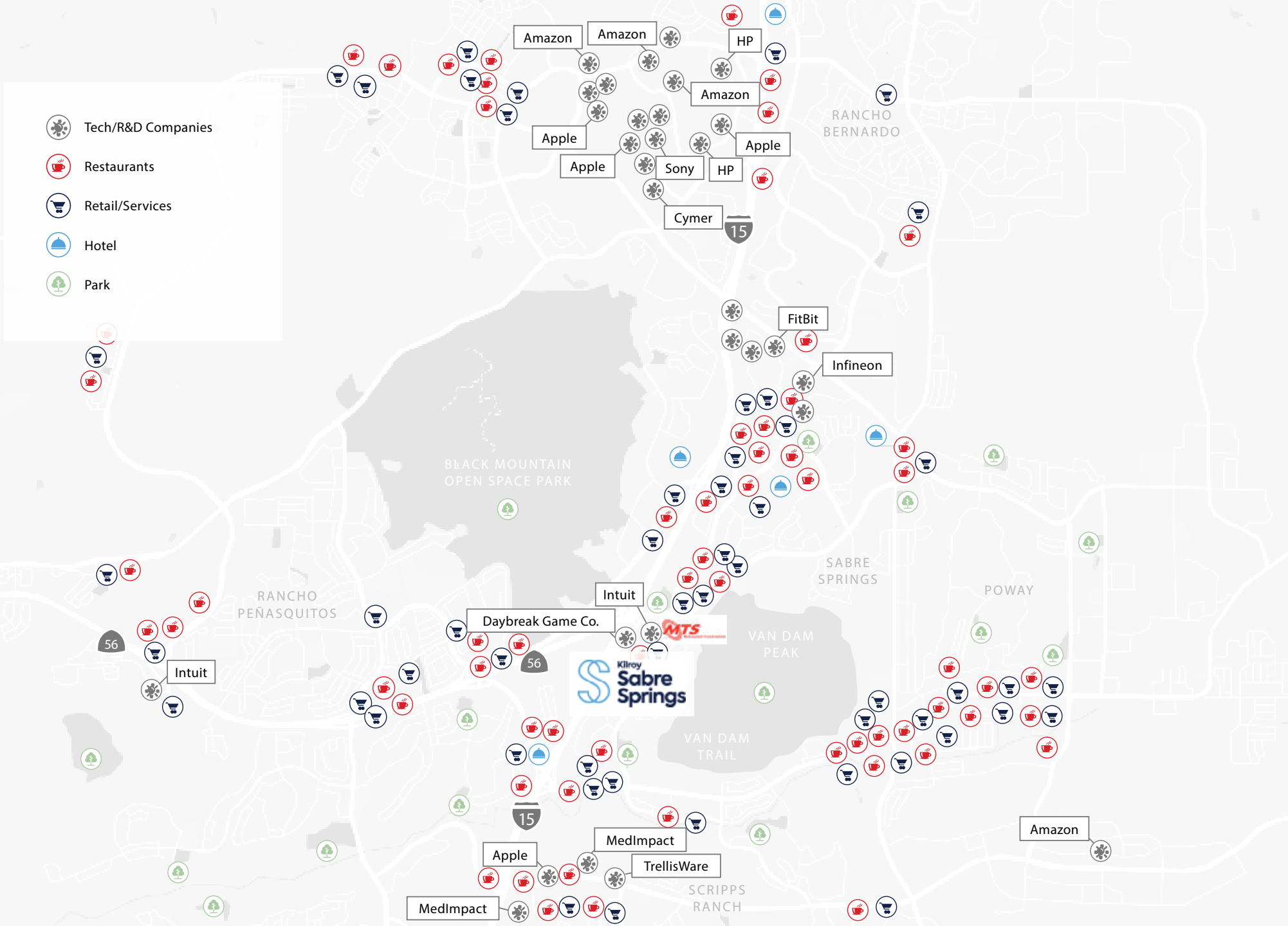
## Neighborhood

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

-  Tech/R&D Companies
-  Restaurants
-  Retail/Services
-  Hotel
-  Park





# Kilroy Sabre Springs

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**CBRE**

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**KILROY**