

13520 EVENING CREEK DRIVE NORTH

SUITE 400, SAN DIEGO, CALIFORNIA



13520

Evening Creek Dr N

Sublease Rate: \$3.00 Per Foot | 5% Tenant Rep Commission!

±10,718 SF CLASS A OFFICE - FOR SUBLEASE



TIM GOSSELIN, CCIM
(760) 822-3730
DRE Lic # 01495432



COMMERCIAL REAL ESTATE SERVICES

SITE AMENITIES & PROJECT HIGHLIGHTS

Outstanding freeway access to I-15 and SR-56

4.0/1,000 USF parking ratio w/ EV Charging stations

Building HVAC outfitted with AIR IONIZATION SYSTEMS

Fitness Center w/ Spa-quality locker rooms, towel service, yoga room, free weights, cardio and activated turf area

Outdoor lounge area, garden paths, and fire-side chats

Outdoor living room, relax, work, and meet

450,000 SF 3-building campus



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SUITE 400





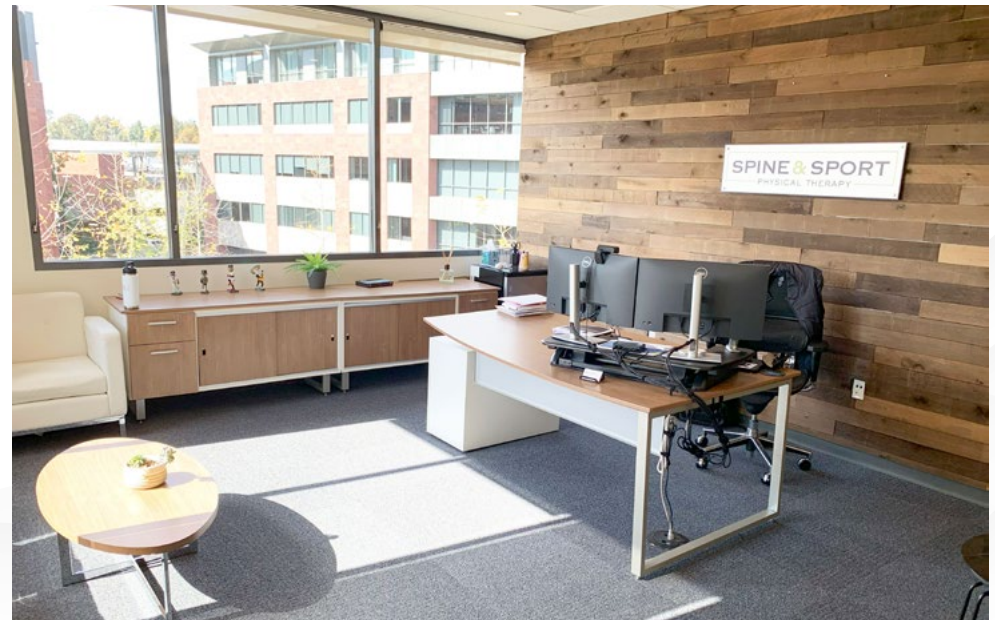
**Click to View Property
Walk Thru of Suite 400**

**Plug & Play Ready
Equipment And Furniture Available**



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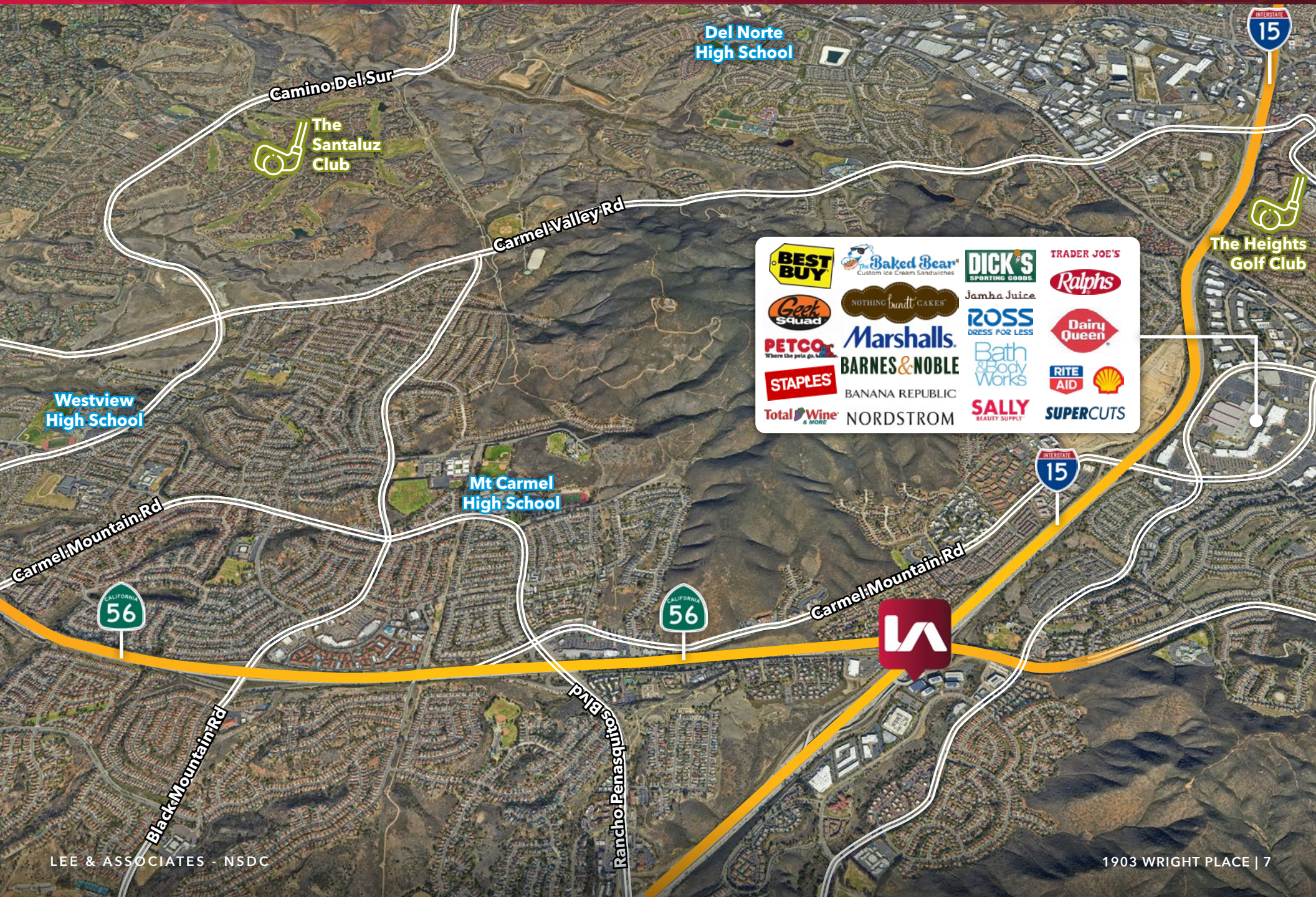
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ABOUT THE AREA

SAN DIEGO DEMOGRAPHICS

(within 5 miles of the subject property)



269,461
Population



39.8
Median Age



-0.4%
Population
Growth



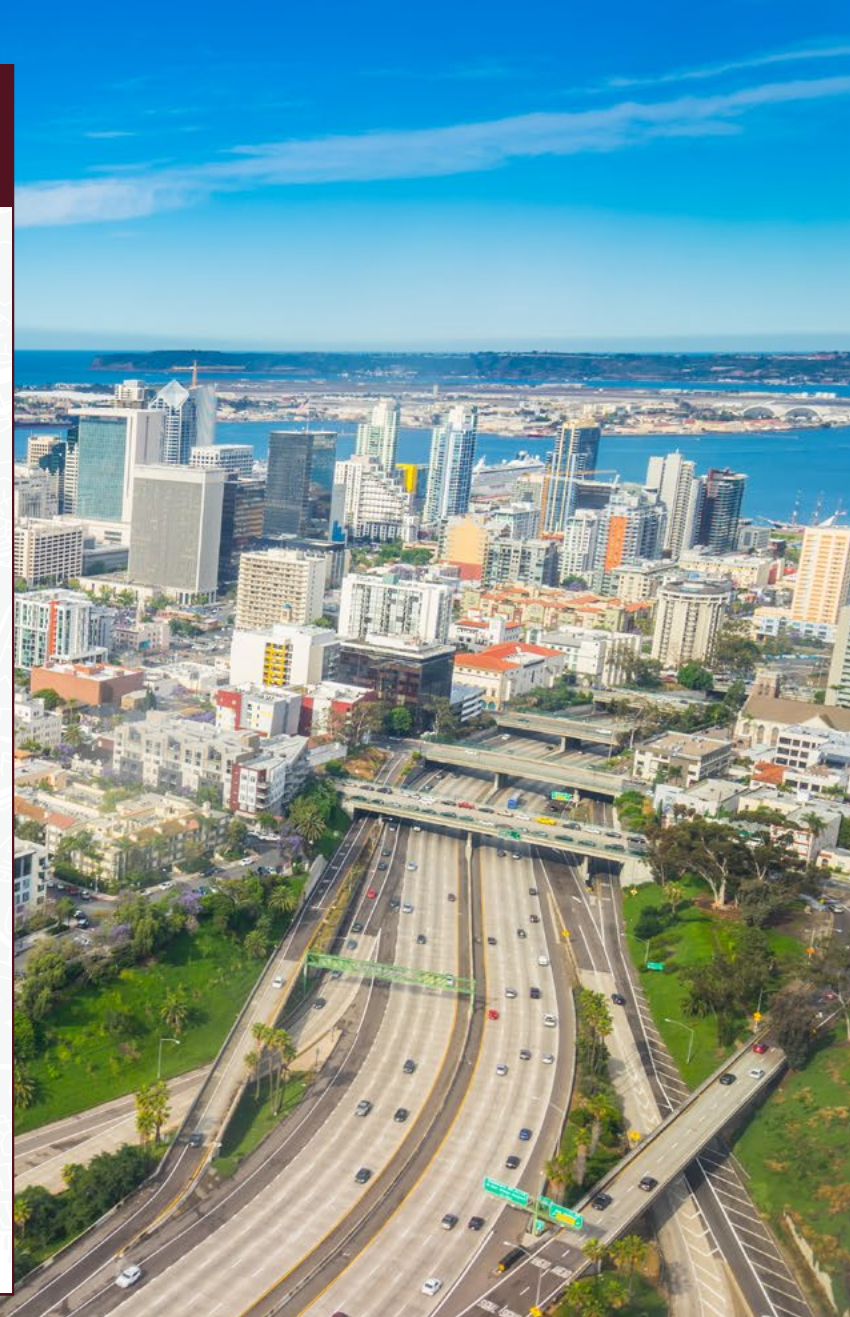
\$202,345
Avg. Household
Income



94,171
Households



11,743
Total Businesses





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**LEE &
ASSOCIATES**

COMMERCIAL REAL ESTATE SERVICES

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