

CORNERSTONE

RESEARCH CENTER



LAB SPACE FOR LEASE IN WESTERN SORRENTO MESA
6181-6199 CORNERSTONE COURT | SAN DIEGO, CA 92121

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- Move-in ready light lab spec suites.
- Flexible floor plates with contiguous combination options.
- Mix of flex lab and office spaces with lab support rooms, shipping and receiving areas, private, in-suite restrooms and kitchenettes.
- Prime location in Western Sorrento Mesa with Easy access to Mira Mesa Blvd and I-805.
- Quiet professional lab/R&D project in the heart of Sorrento Mesa.
- Communal conference room and kitchen available to all tenants in the park and free of charge to use.
- Ability to rent individual benches and chemical fume hoods from ownership.
- Low lab nets \$0.37/SF.
- Office nets \$0.51/SF.
- 4% management fee
- Fiber connectivity to the project.
- Gas service to the project.
- Cargo Café on-site serving coffee/smoothies, food and more.



SHARED
CONFERENCE
ROOM



PARKING RATIO
3.6/1,000SF



PROFESSIONAL
LAB/R&D PROJECT



CAFÉ ON-SITE



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Building	Suite	RSF	Description	Available
6181	101	2,786	2 lab support rooms, 5 private offices, conference room, open lab area.	Available
6181	102	1,220	1 office, 1 restroom, open lab area. *Contiguous up to 4,006 SF with suite 101.	Available
6185	101	2,277	3 lab support rooms, 1 conference room, break room, storage, open lab area.	Spec
6185	104	1,674	1 office, 1 lab support room, open lab area.	Spec
6185	106	1,890	3 offices, 1 lab support room, open lab area, 1 restroom. *Contiguous up to 3,564 RSF with suite 104.	Available
6185	110	1,174	1 office, 1 lab support room, open lab area, 1 restroom.	Available
6190	220	4,522	Move-in ready office space, 8 private offices, conference room, kitchen, open bullpen area and abundant natural light.	Available
6191	101	2,392	3 offices, 1 lab support room, open lab area. 100 amps.	Available
6191	103	1,830	1 office, 3 lab support rooms, open lab area with sink, 1 restroom. *Contiguous up to 4,222 RSF with suite 101.	Spec
6191	105	1,881	2 offices, 1 lab support room, open lab area.	Spec
6191	113	1,234	1 private office, 1 lab support room, large open lab area.	Spec



Contiguous up
to 3,715 RSF

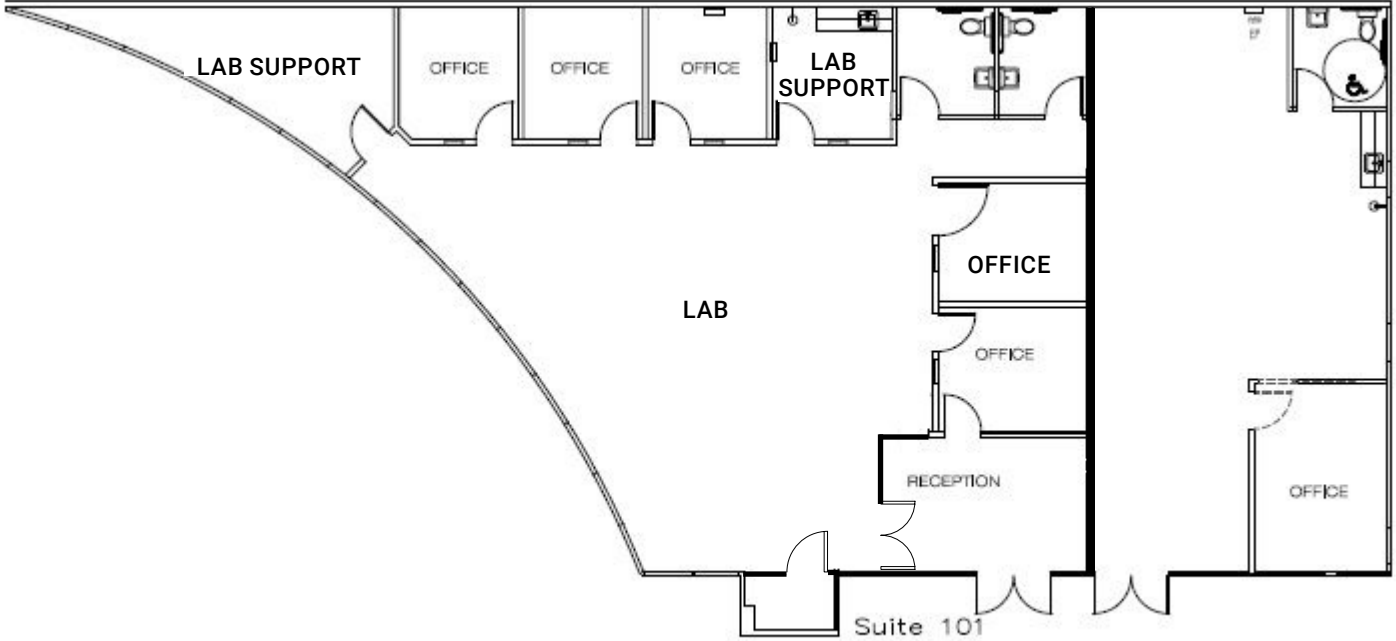
Building	Suite	RSF	Description	Available
6195	105	3,603	3 offices, 3 lab support rooms, open lab area, 3 restrooms.	Available
6195	109-110	2,430	1 office, 1 lab support room, open lab area with 2 sinks, 2 fume hoods, 2 restrooms.	Available
6195	111	1,285	Open lab area, designated storage/ shipping and receiving area, private office, and restroom.	Available



6181 Cornerstone Ct.

Suite 101

Suite 102



- 2,786 RSF
- 2 lab support rooms, 5 private offices, 2 restrooms, open lab area
- Available

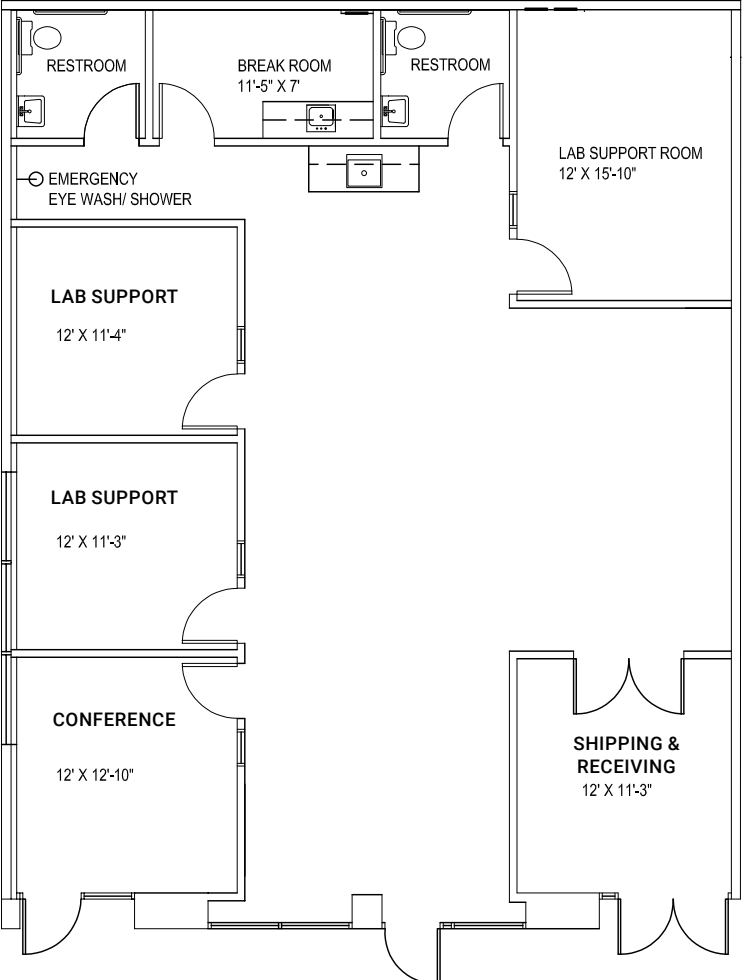
- 1,220 RSF
- Office, 1 restroom, open lab area
- Available



6185 Cornerstone Ct.

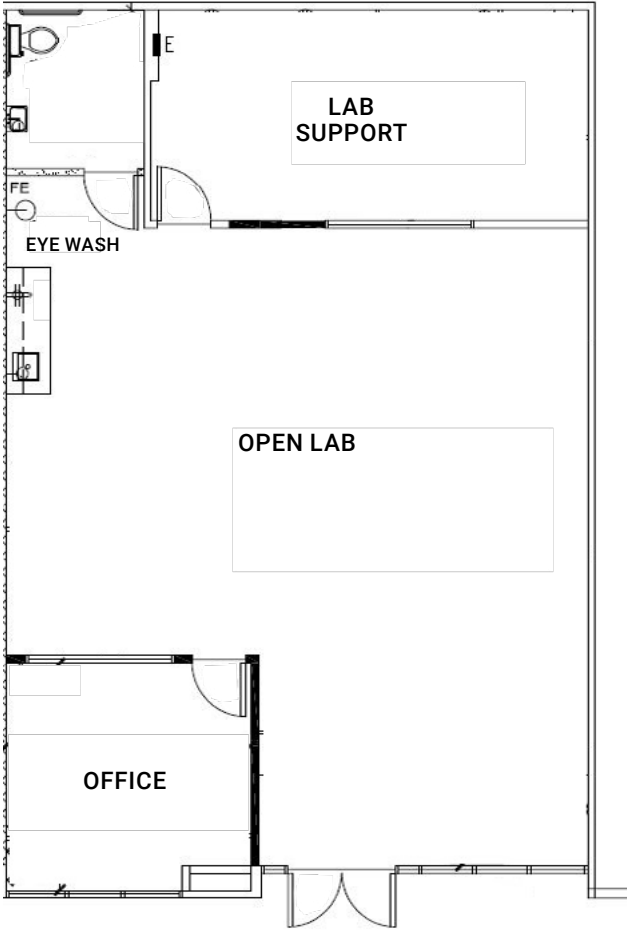
Suite 101

- 2,277 RSF
- 3 lab support rooms, 1 conference room, break room, storage, open lab area with sink, 1 restroom
- Spec Suite Available



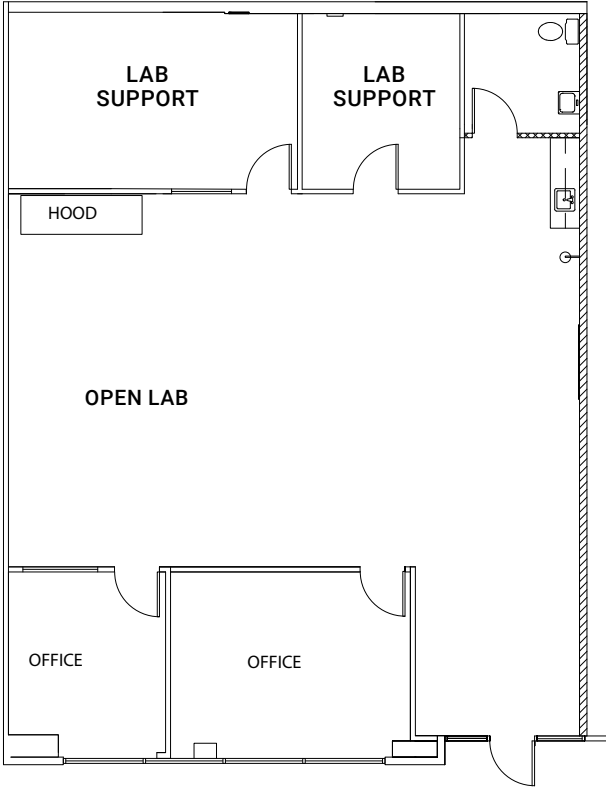
Suite 104

- 1,674 RSF
- 1 office, 1 lab support room, open lab area with sink, 1 restroom
- Spec Suite Available



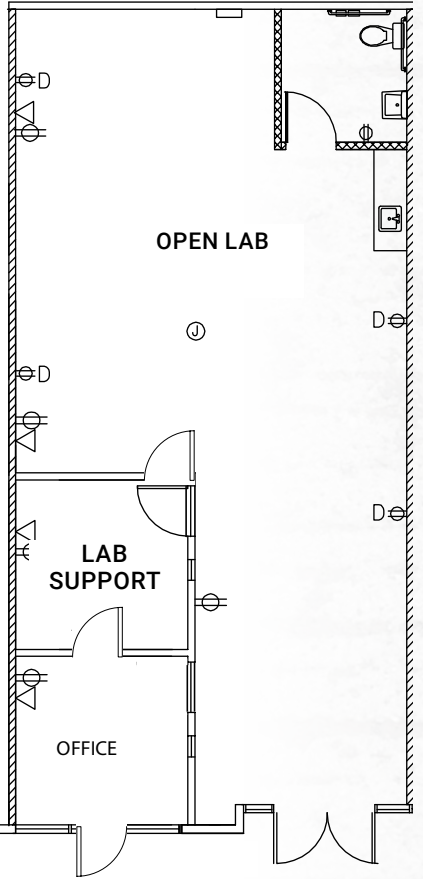
Suite 106

- 1,890 RSF
 - 3 offices, 1 lab support room, open lab area with sink, 1 restroom
 - Available
- *Contiguous up to 3,564 RSF with suite 104.



Suite 110

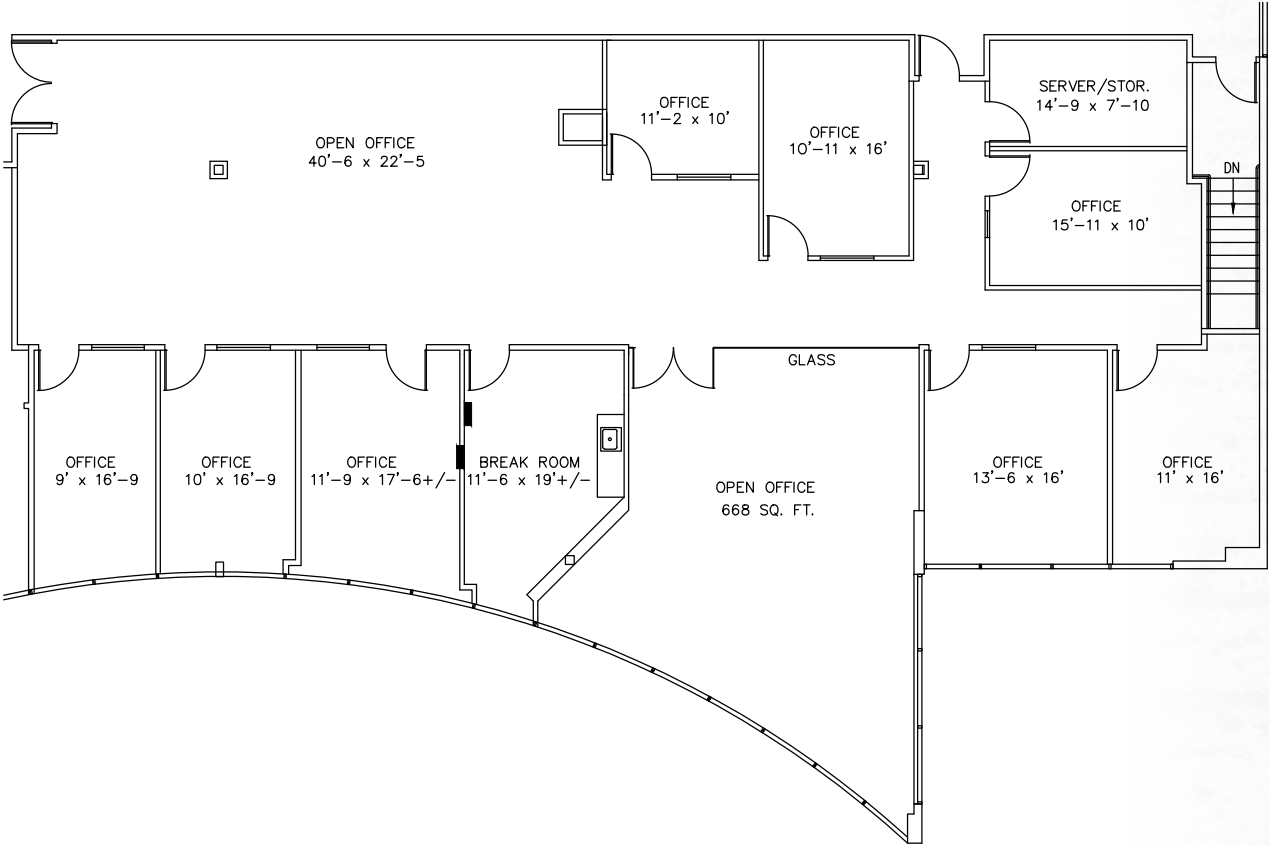
- 1,174 RSF
- Office, lab support room, open lab area
- Available



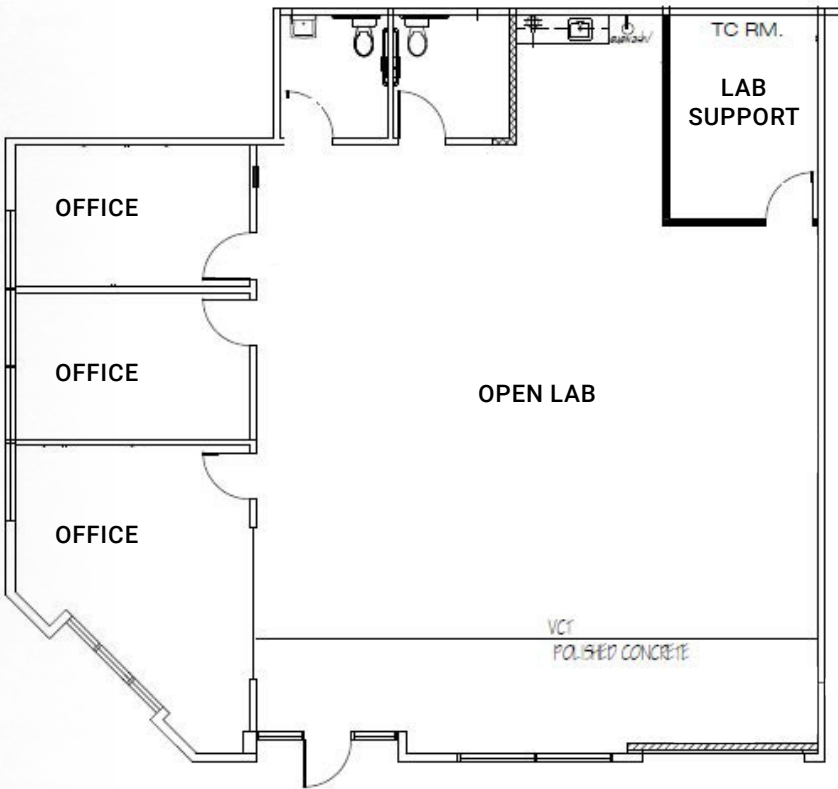


Suite 220

- 4,522 RSF
- Move-in ready office space, 8 private offices, conference room, kitchen, open bullpen area, abundant natural light
- Available

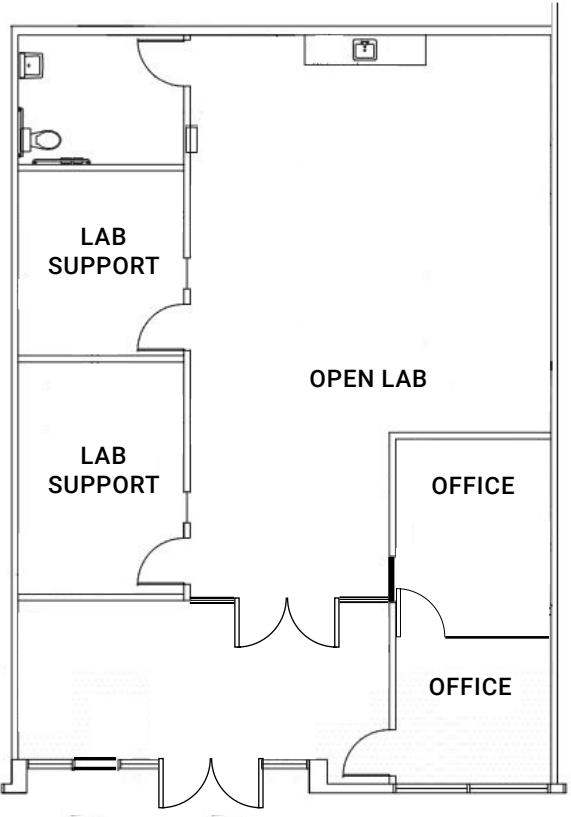


Suite 101



- 2,392 RSF
- 3 offices, 1 lab support room, open lab area with sink, 2 restrooms and shipping + receiving area
- Available

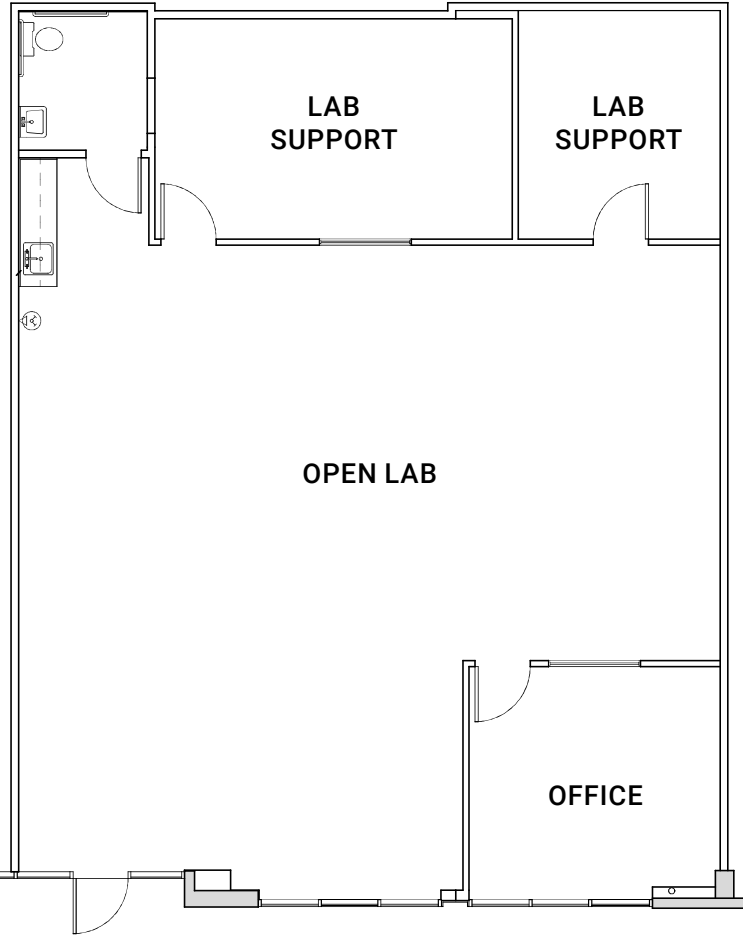
Suite 103



- 1,830 RSF
- 1 office, 3 lab support rooms, open lab area with sink, 1 restroom
- Available

*Contiguous up to 4,222 RSF with suite 101.

Suite 105

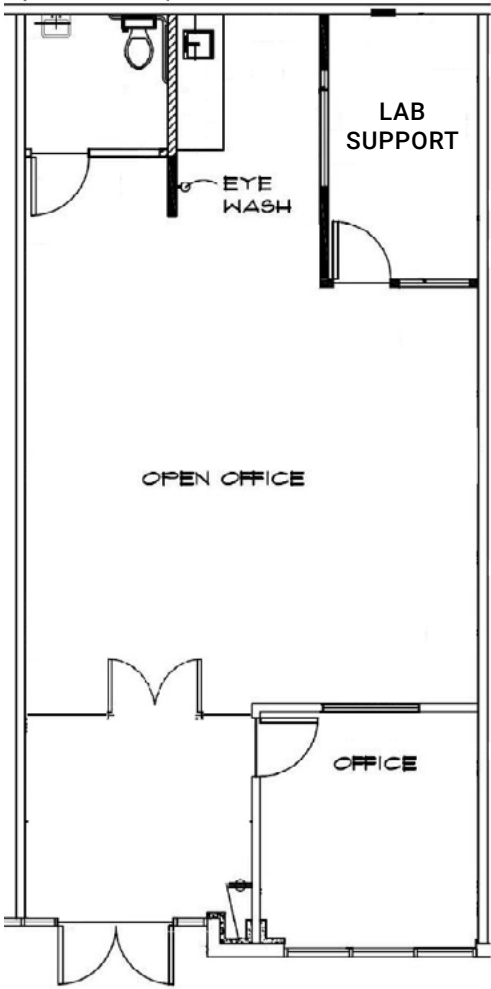


- 1,881 RSF
- 2 offices, 1 lab support room, open lab area with sink, 1 restroom
- Spec Suite

6191 Cornerstone Ct.

Suite 113

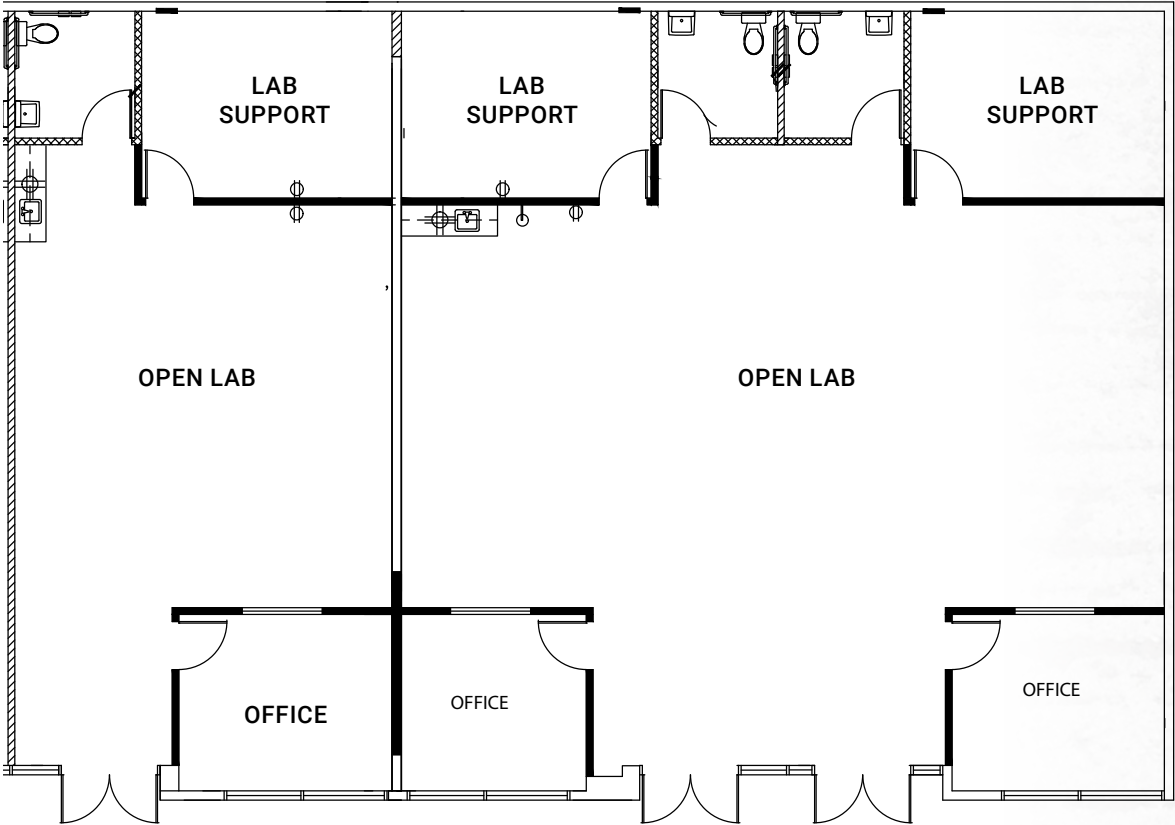
- 1,234 RSF
- 1 office, 1 lab support room, open lab area with sink, 1 restroom
- Spec



6195 Cornerstone Ct.

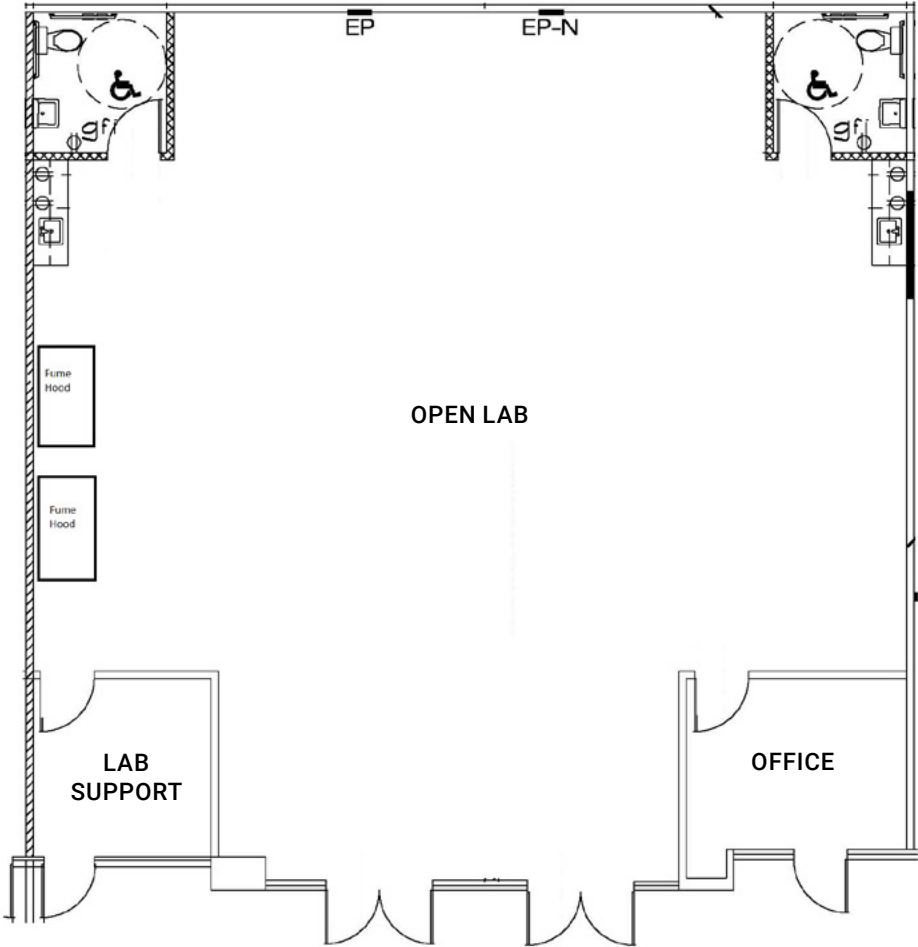
Suite 105

- 3,603 RSF
- 3 offices, 3 lab support rooms, open lab area, 3 restrooms
- Available



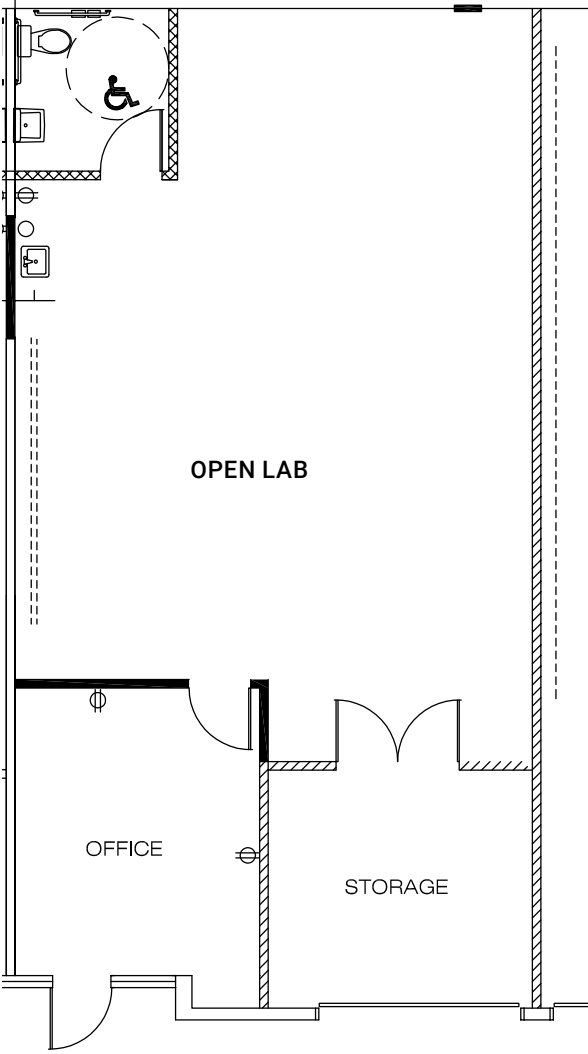
Suite 109-110

- 2,430 RSF
- 1 office, 1 lab support room, open lab area with 2 sinks, 2 fume hoods, 2 restrooms
- Available



Suite 111

- 1,285 RSF
 - Open lab area, designated storage/ shipping and receiving area, private office, and restroom.
 - Available
- *Contiguous up to 3,715 RSF with suite 109-110.







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