



FOUNTAIN PLAZA

6042-6048 CORNERSTONE COURT W.
SAN DIEGO, CA 92121

3,157 SF - 8,388 RSF
OFFICE/R&D SPACE
AVAILABLE FOR LEASE

~ \$1.75 NNN "AS IS" ~

* FIRST YEAR PROMOTIONAL RATE

GARRETT FENA, SIOR

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TODD HOLLEY, SIOR

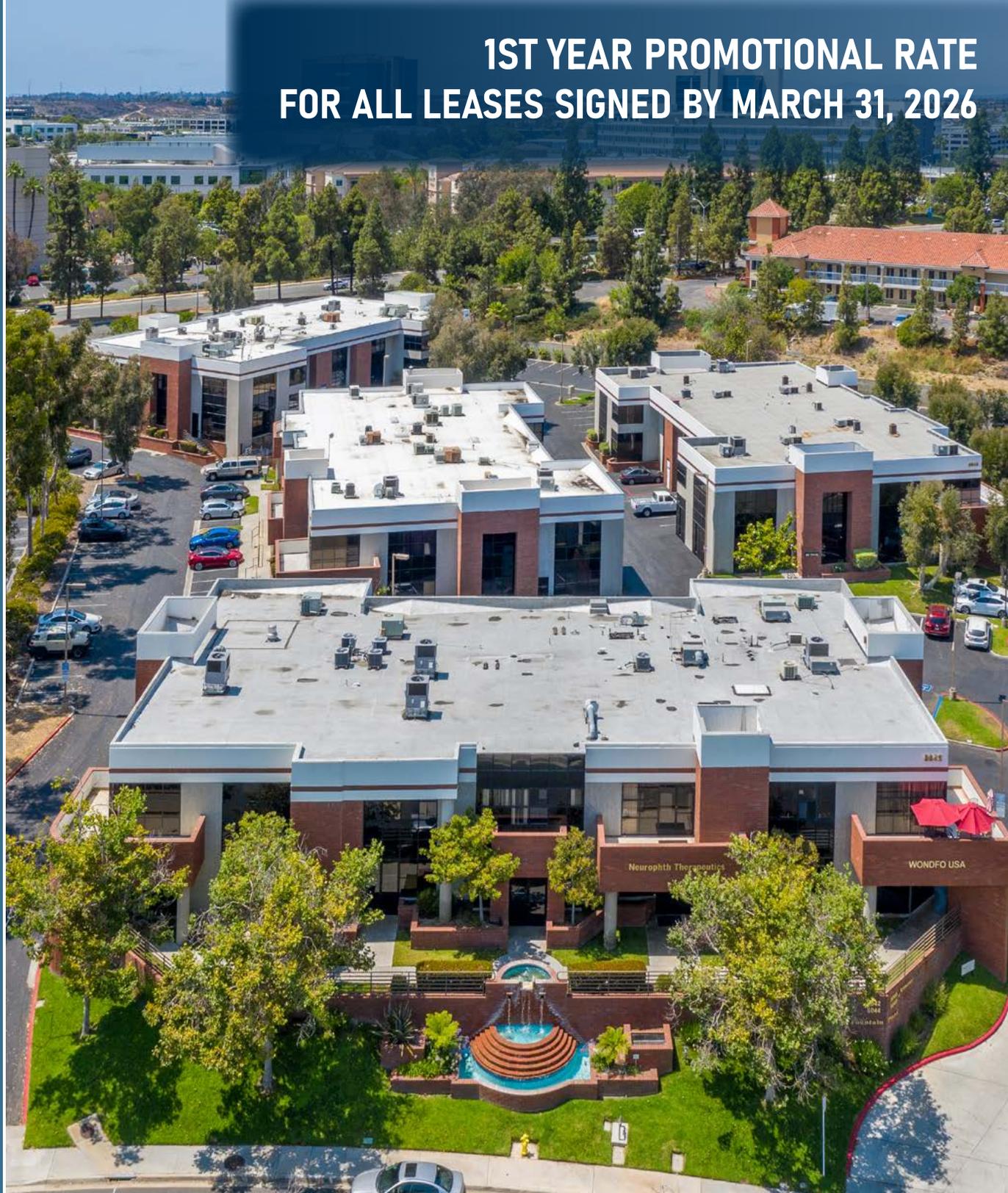
LIC #01046508

858.458.3349 | THOLLEY@VOITCO.COM

Voit

REAL ESTATE SERVICES

**1ST YEAR PROMOTIONAL RATE
FOR ALL LEASES SIGNED BY MARCH 31, 2026**

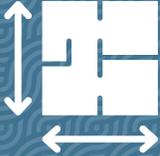


**SELECT SUITES FURNISHED
INCLUDING LAB FF&E!**

\$1.75 NNN “AS IS”

This four (4) building multi-tenant office/R&D/biotech facility located in San Diego offers multiple office and lab spaces. Located within Sorrento Mesa, one of the most desirable submarkets of San Diego County, Fountain Plaza is ideally situated in the hub for high technology and biotech users and offers tenants a very competitively priced lab location.



0.86 AC
LAND ACRES




24'
CLEAR HEIGHT



IL-2-1
ZONING




3,157-8,388 RSF
AVAILABILITY




TWO
STORIES



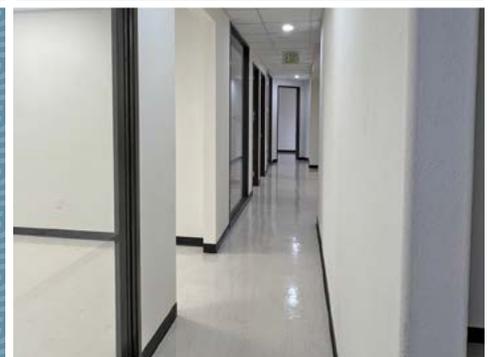

2/70/1,000 SF
PARKING RATIO



1989
YEAR BUILT




MULTI
TENANCY



CURRENT AVAILABILITIES



ADDRESS:	6044 Cornerstone Court West San Diego, California 92121	6048 Cornerstone Court West San Diego, California 92121
AVAILABLE:	Suite A: 3,157 SF Suite E: 8,388 SF	Suite A: 5,896 SF
LEASE RATE:	*\$1.75 NNN "As is"	*\$1.75 NNN "As is"
HVAC SYSTEM:	Water source heat pumps - rooftop package units	Water source heat pumps - rooftop package units
CABLING:	AT&T & Cox Cable	AT&T & Cox Cable
ZONING:	IL-2-1	IL-2-1
YEAR BUILT:	1989	1989
NOTES:	Lab Space; Existing Vivarium	Lab Space/Office Space



*Promotional Rate Through March 31, 2026

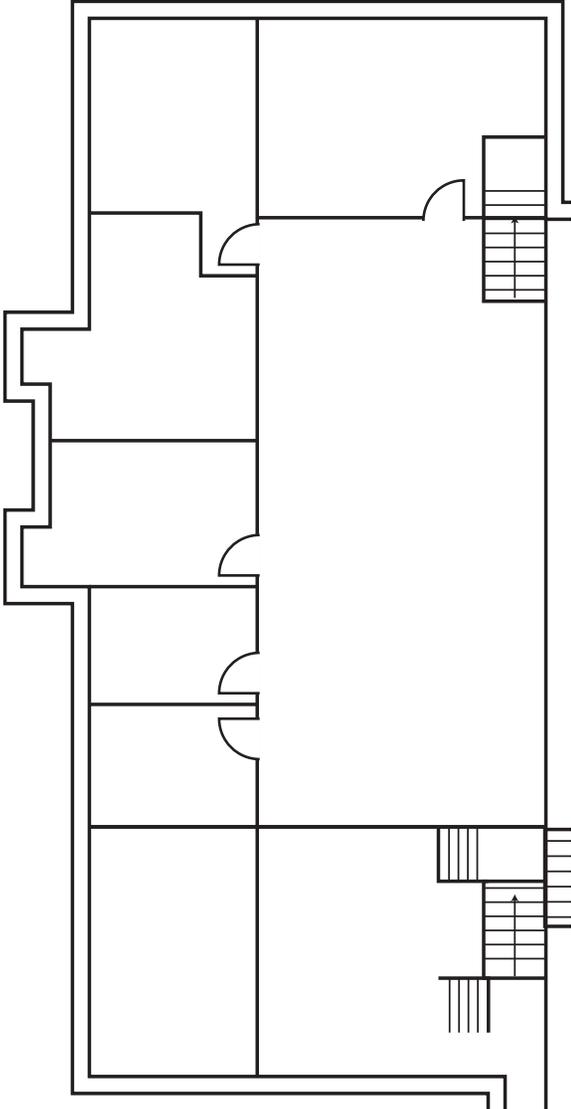
6044 CORNERSTONE COURT

SUITE A

3,157 SF



SECOND FLOOR



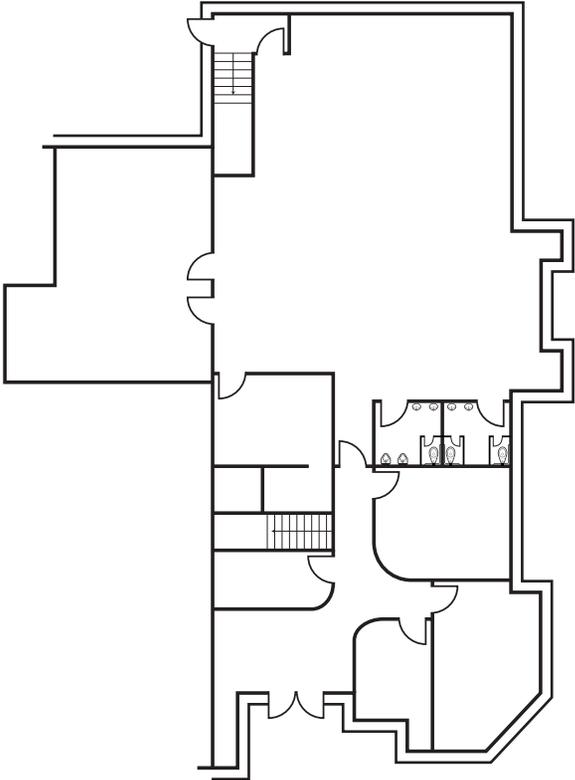
6044 CORNERSTONE COURT

SUITE E

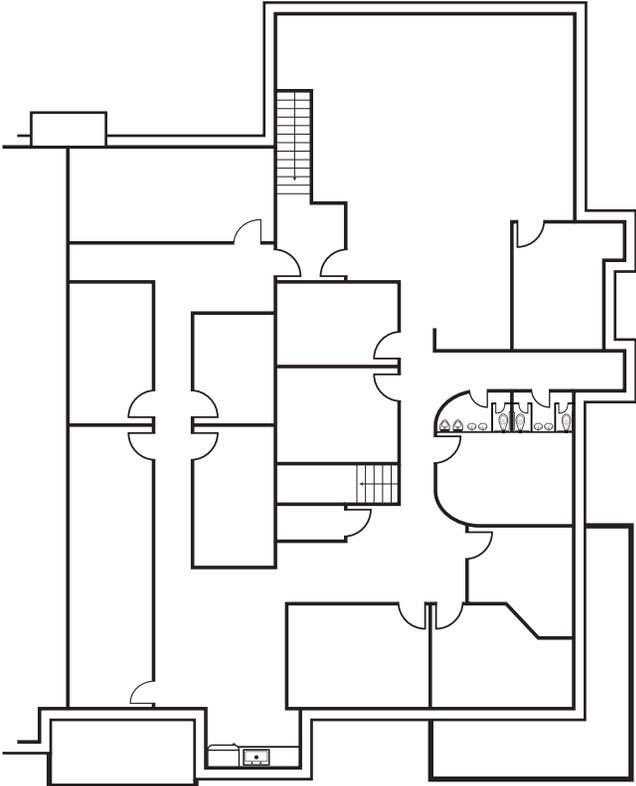
8,388 SF



FIRST FLOOR



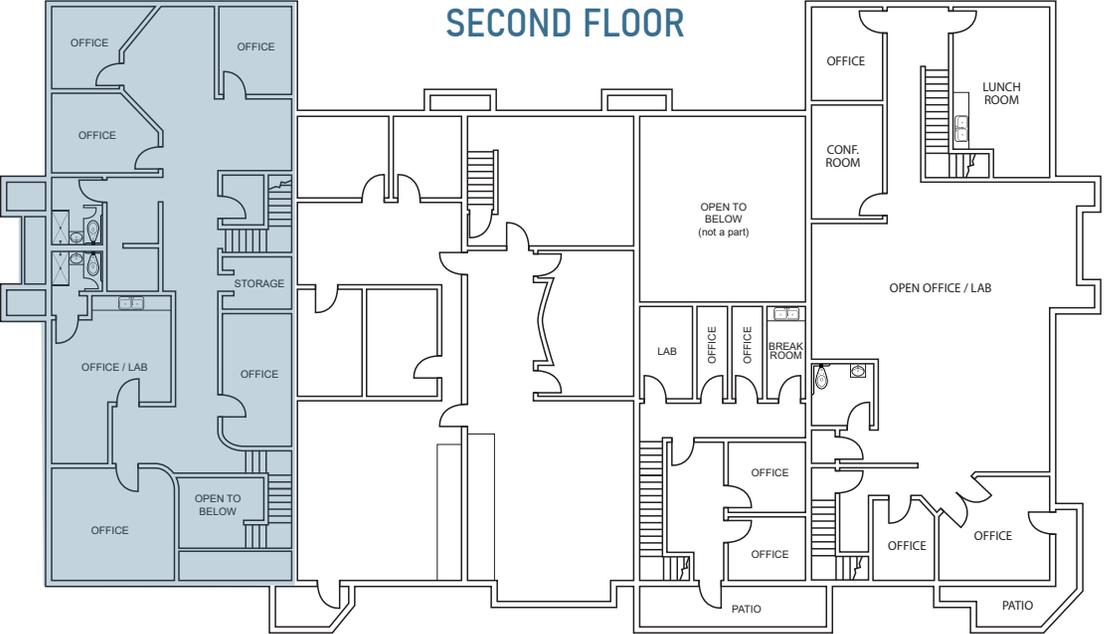
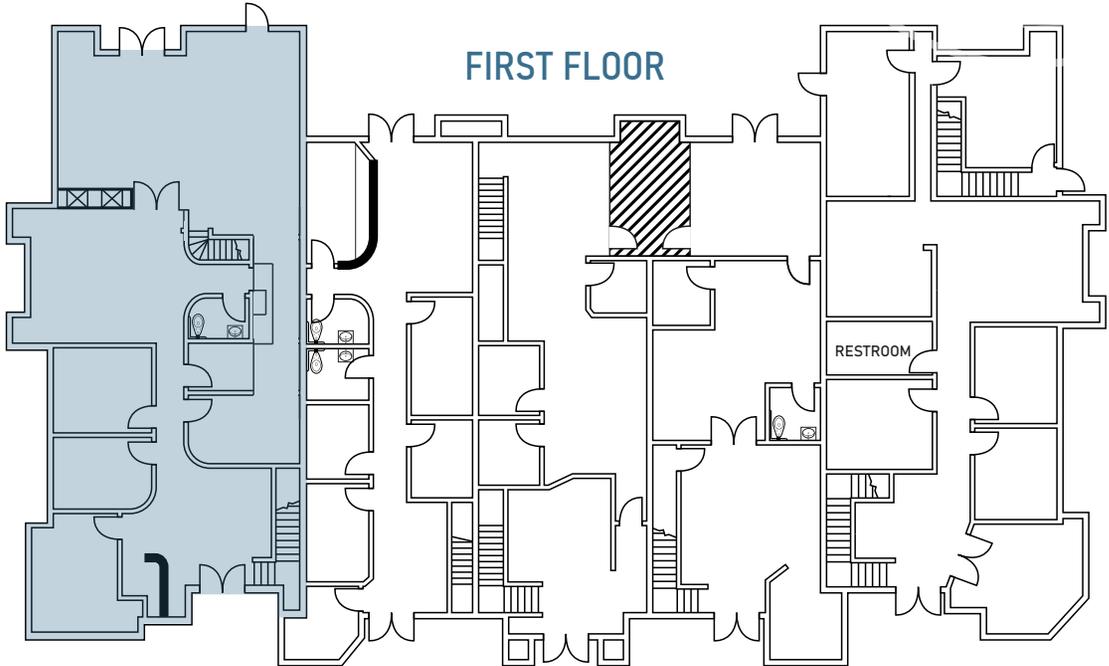
SECOND FLOOR

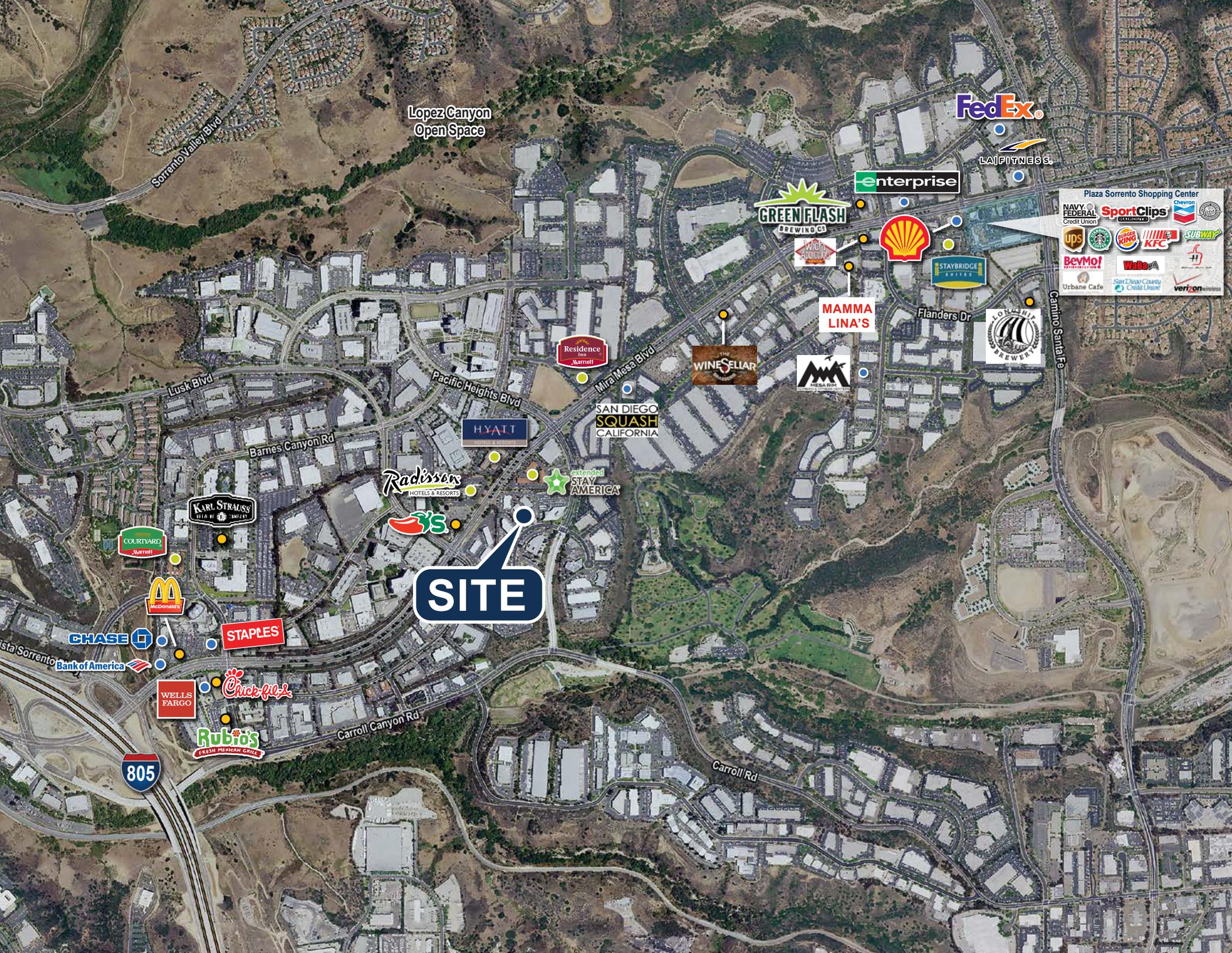


6048 CORNERSTONE COURT

SUITE A

5,896 SF





Lopez Canyon Open Space

Sorrento Valley Blvd



Plaza Sorrento Shopping Center



Flanders Dr



SAN DIEGO SQUASH CALIFORNIA



Lusk Blvd

Barnes Canyon Rd

Pacific Heights Blvd

Mira Mesa Blvd

Carroll Canyon Rd

Carroll Rd

Camino Santa Fe



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