CORNERSTONE

RESEARCH CENTER

Colliers

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 $0.50/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

Site Plan

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Availability

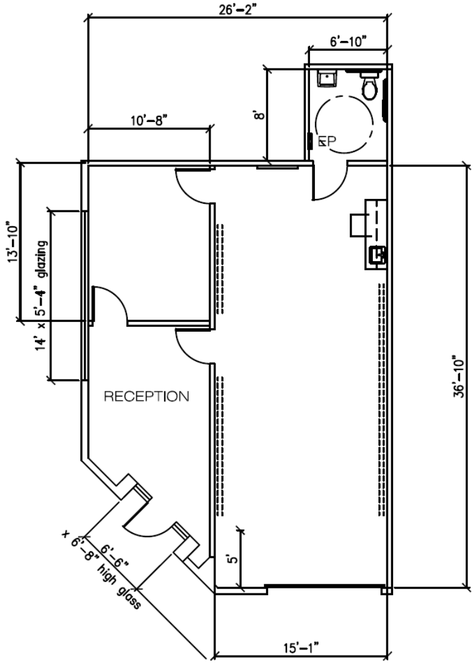
Building	Suite	RSF	Description	Available
6197	101	1,064	Office	10/1/2026
6197	103	1,166	Office, GL door	Now

6181-6199 CORNERSTONE COURT, SAN DIEGO, CA 92121

6197 Cornerstone Ct.

Suite 101

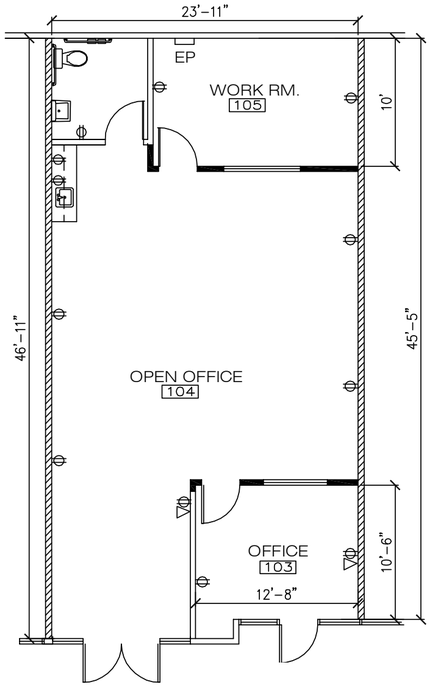
- 1,064 RSF
- Available 10/1/2026



6197 Cornerstone Ct.

Suite 103

- 1,166 RSF
- Available Now



NEIGHBORHOOD

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