

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 \$0.50/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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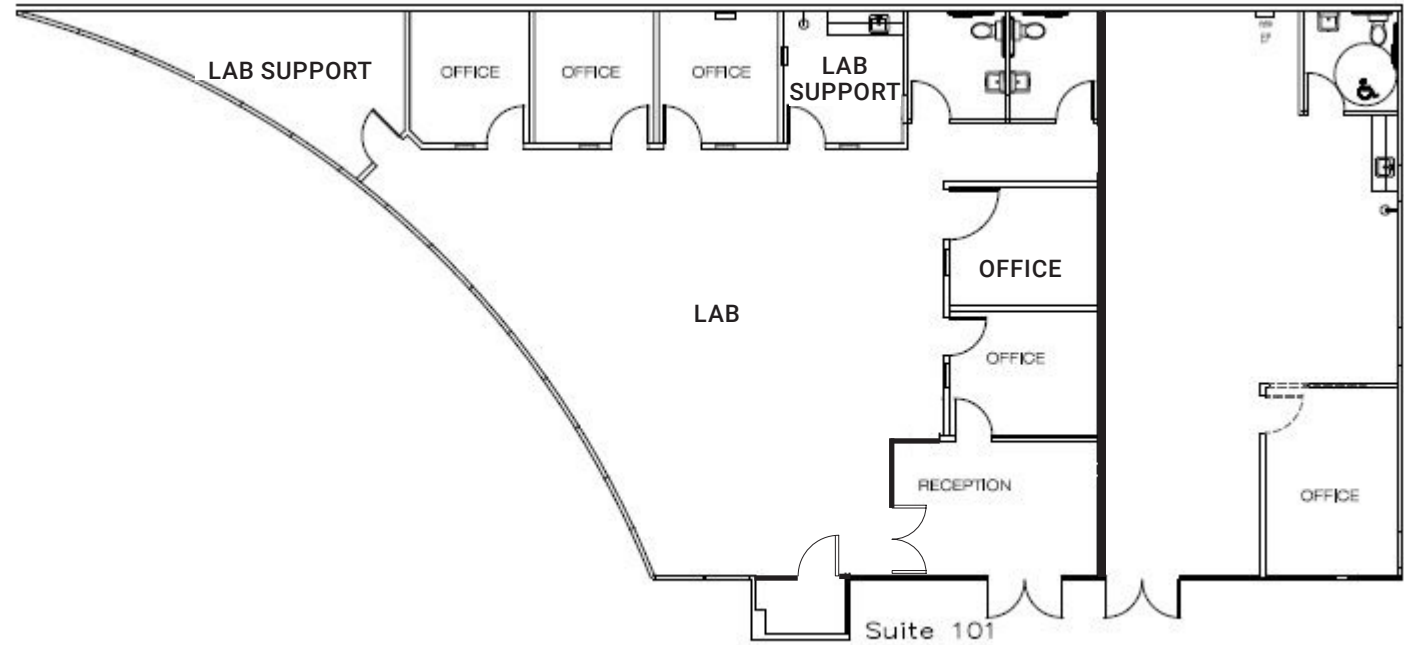
Contiguous up to 4,006 RSF

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.	Available
6185	101	2,277	3 lab support rooms, 1 conference room, break room, storage, open lab area.	Spec
6185	106	1,890	3 offices, 1 lab support room, open lab area, 1 restroom.	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	103	1,830	1 office, 3 lab support rooms, open lab area with sink, 1 restroom.	Spec
6195	111	1,285	Open lab area, designated storage/ shipping and receiving area, private office, and restroom.	Available



Suite 101

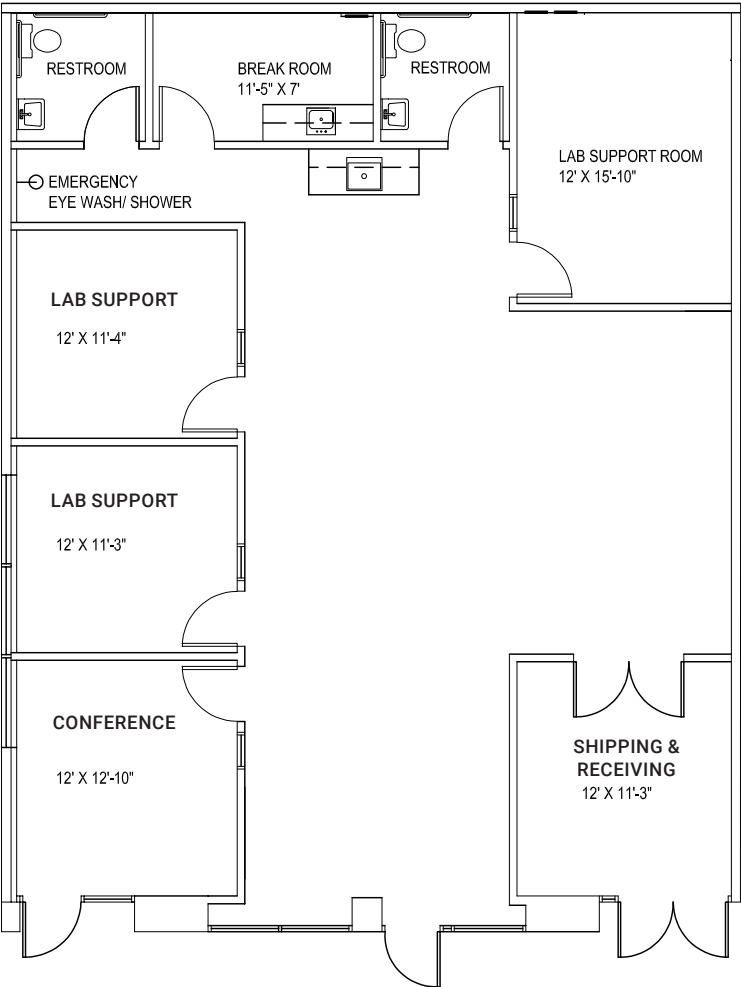
Suite 102



- 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

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

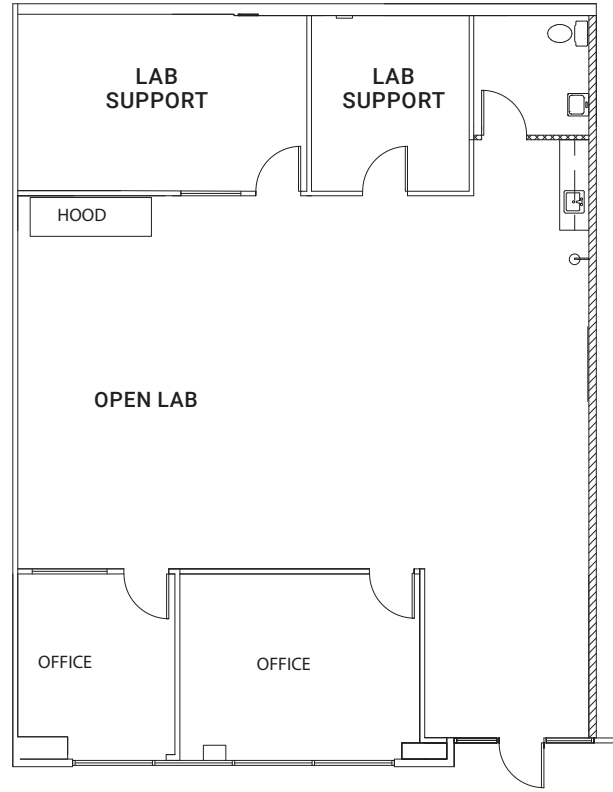


6185 Cornerstone Ct.

Suite 106

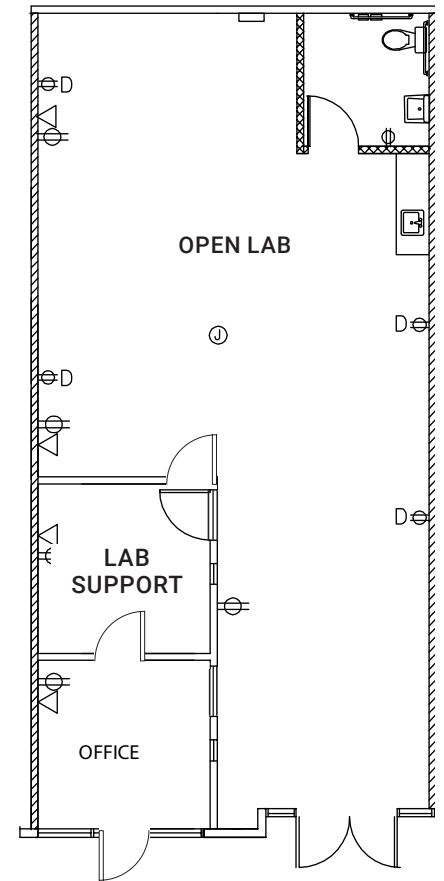
- 1,890 RSF
- 3 offices, 1 lab support room, open lab area with sink, 1 restroom
- Available

*Contiguous up to 3,564 RSF with suite 104.



Suite 110

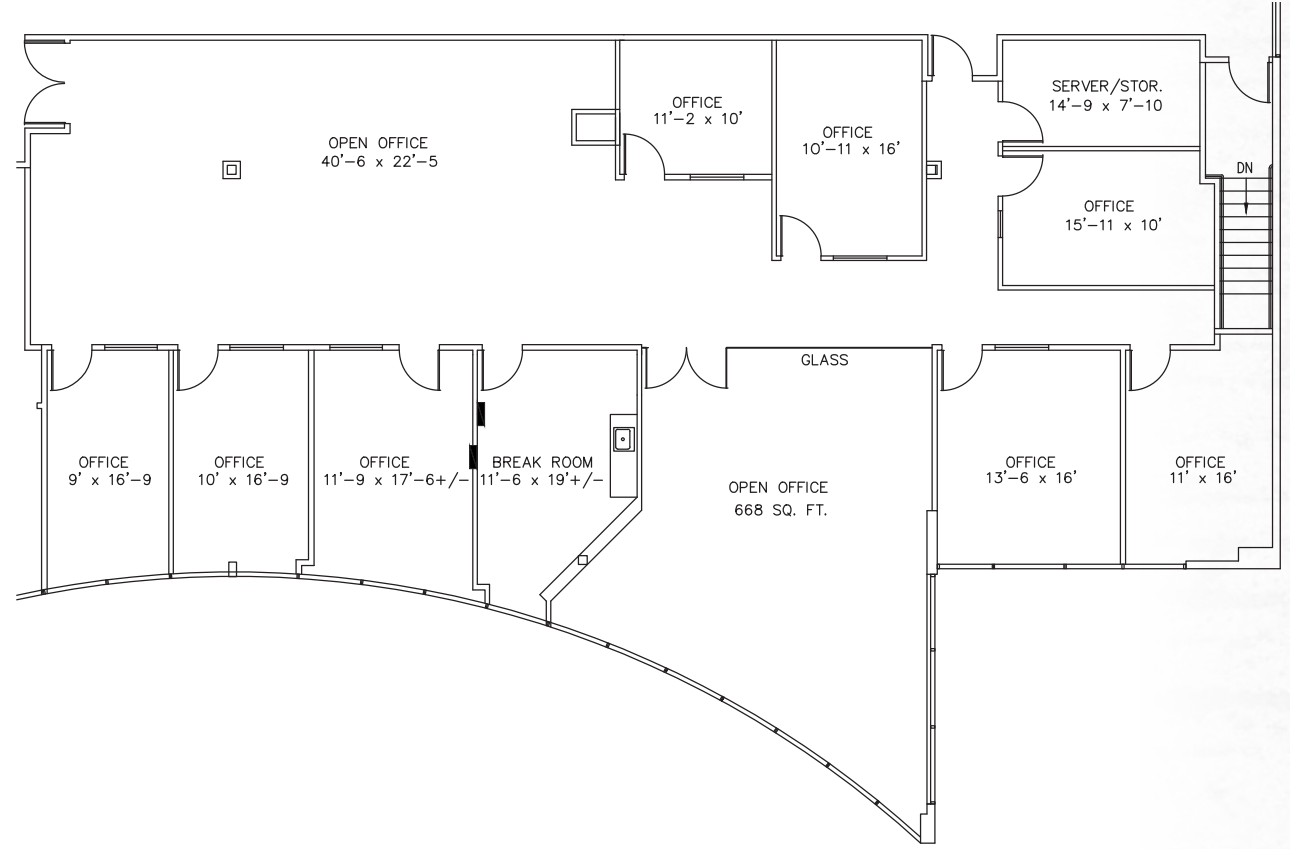
- 1,174 RSF
- Office, lab support room, open lab area
- Available



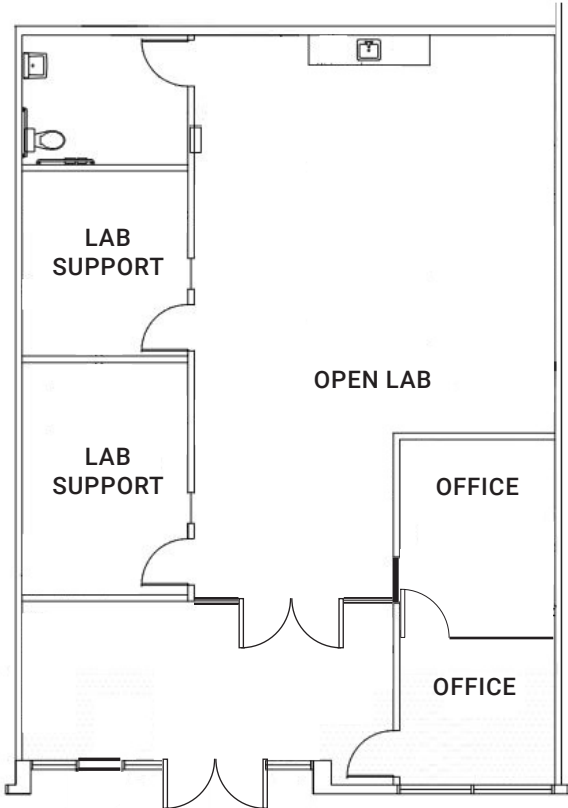
6190 Cornerstone Ct.

Suite 220

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

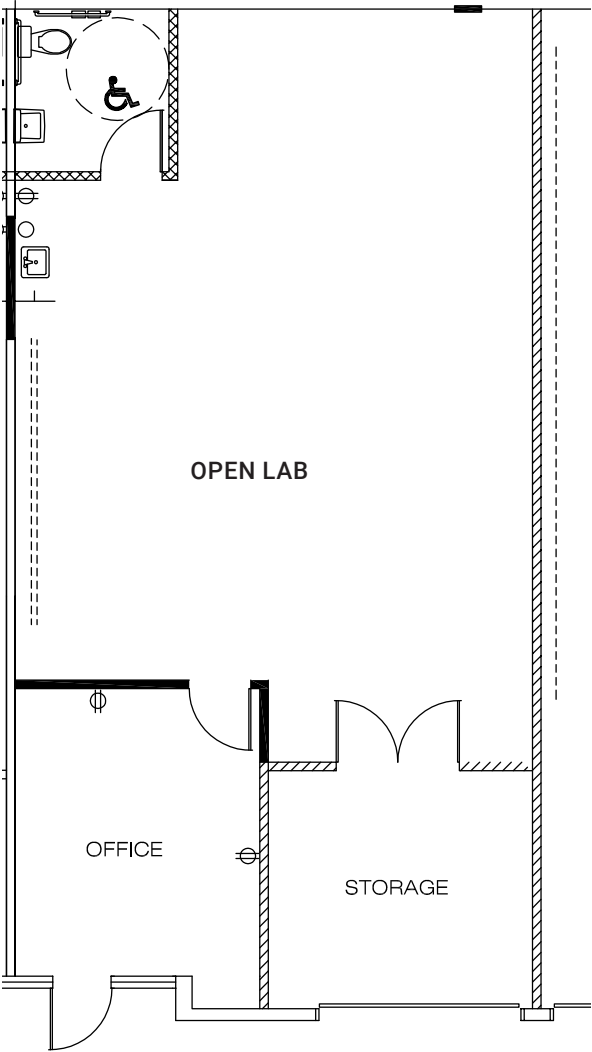


Suite 103



- 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 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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Conor Evans

t 858-291-1415

conor.evans@colliers.com

CA RE Lic. #01963596

Steve Bruce

t 858-291-1414

steve.bruce@colliers.com

CA RE Lic. #01455744

Chris High, SIOR

t 858-291-1413

chris.high@colliers.com

CA RE Lic. #01734544



H.G. FENTON COMPANY

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