



CORNERSTONE

RESEARCH CENTER

6181-6199 CORNERSTONE COURT
SAN DIEGO, CA 92121



LAB SPACE FOR LEASE IN WESTERN SORRENTO MESA



CORNERSTONE

RESEARCH CENTER

- 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

Site Plan



CORNERSTONE RESEARCH CENTER



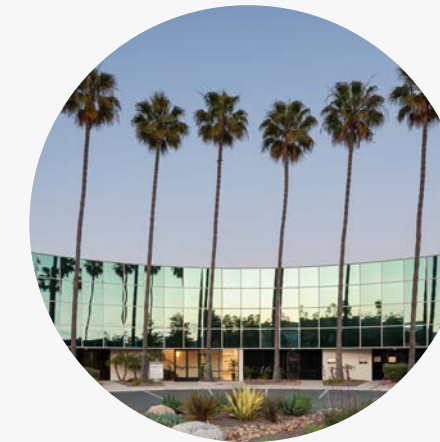
AVAILABILITY

Building	Suite	RSF	Description	Available
6181	101	2,786	4 lab support rooms, 3 private offices, conference room, open lab area.	Available
6181	102	1,220	1 office, 1 restroom, open office area. *Contiguous up to 4,006 SF with suite 101.	Available
Contiguous up to 5,200 RSF	6185	101	3 lab support rooms, 1 conference room, break room, storage, open lab area.	Spec
	6185	103	1 office, 1 lab support room, open lab area.	Spec
	6185	104	1 office, 1 lab support room, open lab area. *Contiguous up to 5,200 RSF with suites 101 and 103.	Spec
	6185	106	3 offices, 1 lab support room, open lab area, 1 restroom.	3/1/25
6185	110	2,348	1 office, 1 lab support room, open lab area.	Available
6190	101	7,700	Demising option available (3,332 - 4,368 SF)	Upcoming Spec
	220	4,522	Move-in ready office space, 7 private offices, conference room, kitchen, open bullpen area and abundant natural light.	Available
Contiguous up to 4,222 RSF	6191	101	3 offices, 1 lab support room, open lab area. 100 amps.	Available
	6191	103	1 office, 3 lab support rooms, open lab area with sink, 1 restroom. *Contiguous up to 4,222 RSF with suite 101.	Spec
Contiguous up to 3,564 RSF	6191	105	2 offices, 1 lab support room, open lab area.	Spec
	6191	107	2 offices, 1 lab support room, open lab area. 100 amps. *Contiguous up to 3,564 RSF with suite 105.	Spec
	6191	113	1 private office, 1 lab support room, large open lab area.	Spec



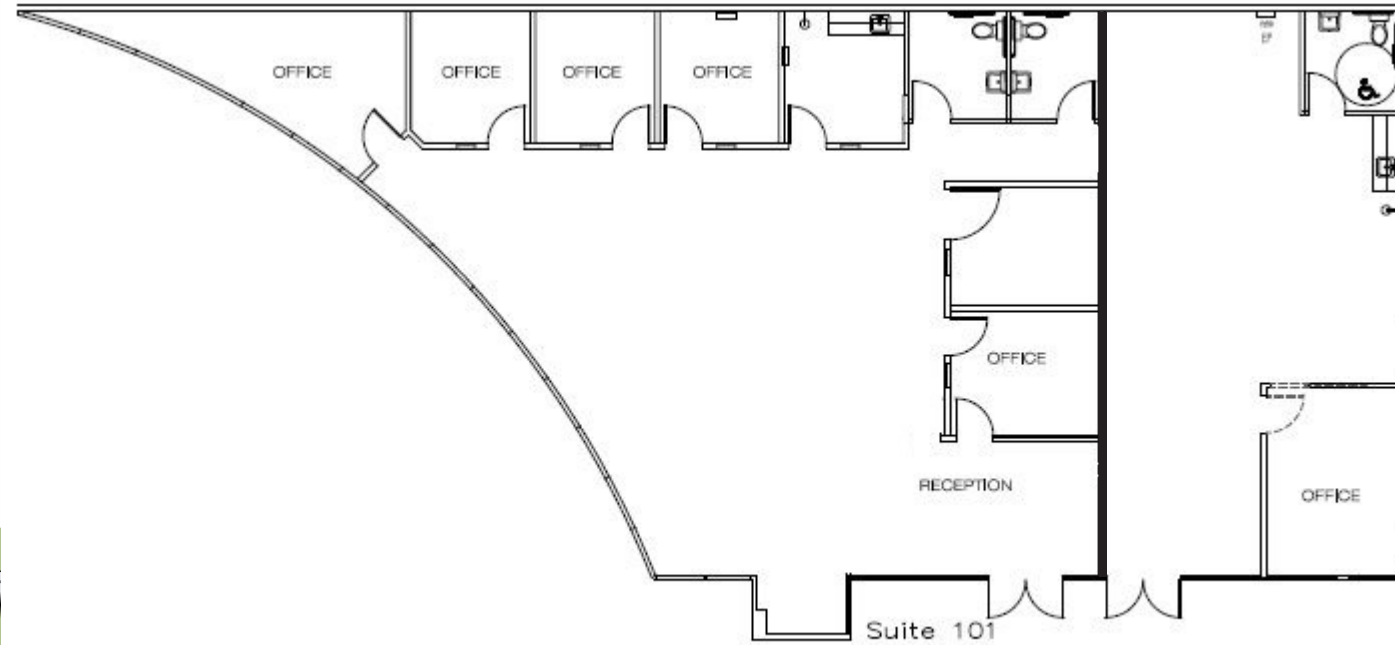
AVAILABILITY

Building	Suite	RSF	Description	Available
6195	109-110	2,430	1 office, 1 lab support room, open lab area with 2 sinks, 2 fume hoods, 2 restrooms.	Available
6197	105-106	2,278	2 offices, 1 lab support room, open lab area, 1 restroom.	Available
6199	105	1,756	1 office, 2 lab support rooms, open lab area.	Spec



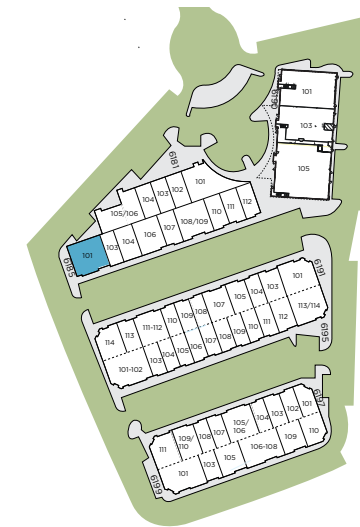
Suite 101

Suite 102



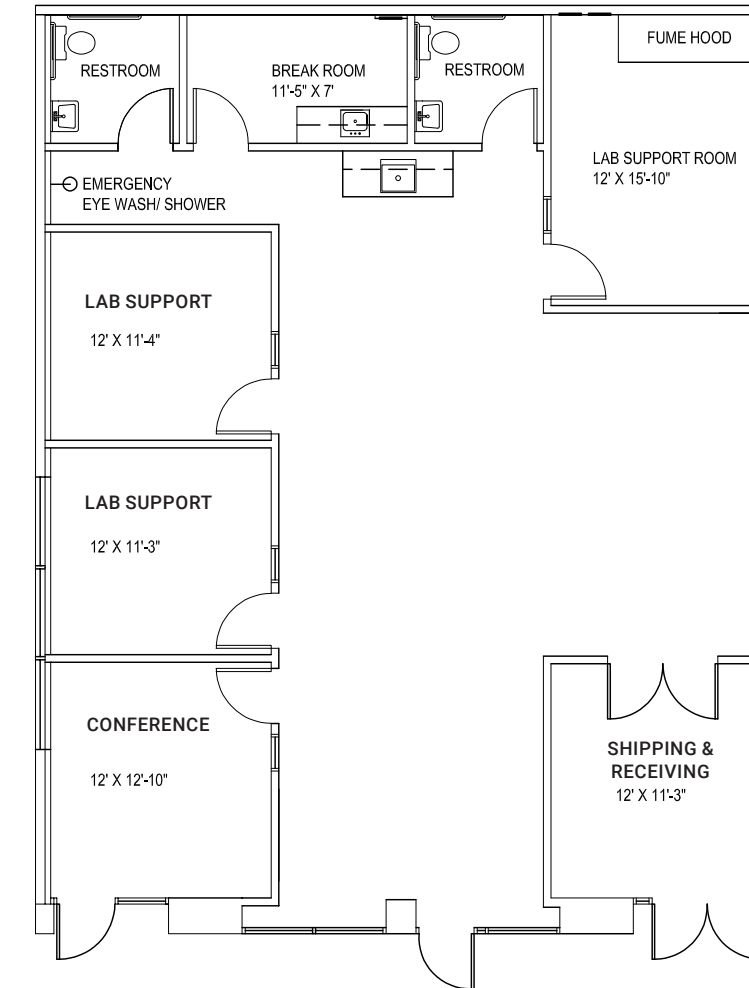
- 2,786 RSF
- 4 lab support rooms, 3 private offices, 2 restrooms, open lab area
- Available

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



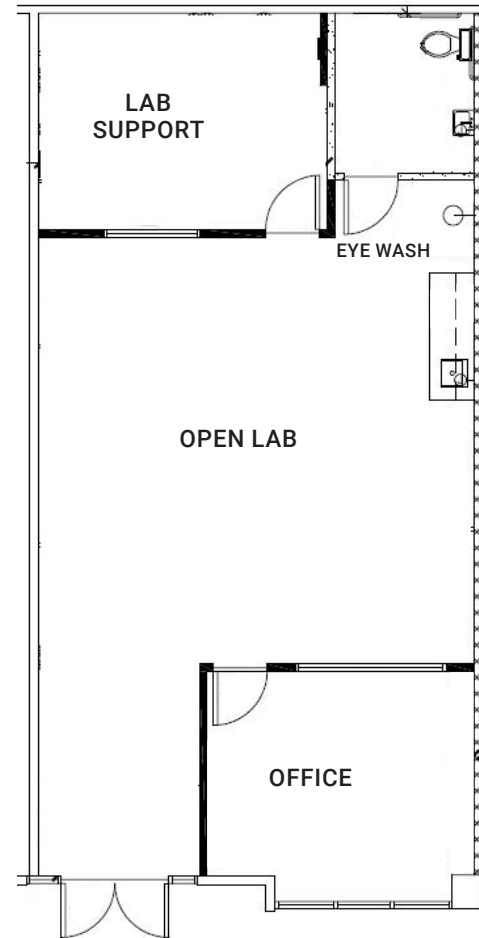
- 2,277 RSF
- 3 lab support rooms, 1 conference room, break room, storage, open lab area with sink, 1 restroom
- Spec Suite Available

Suite 101



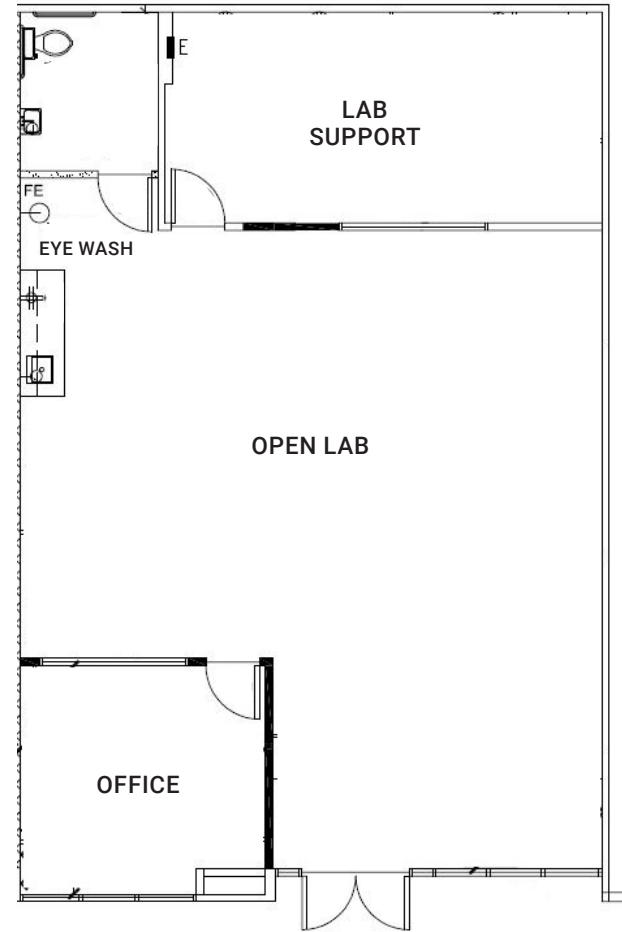
Suite 103

- 1,249 RSF
- 1 office, 1 lab support room, open lab area with sink, 1 restroom
- Spec Suite Available



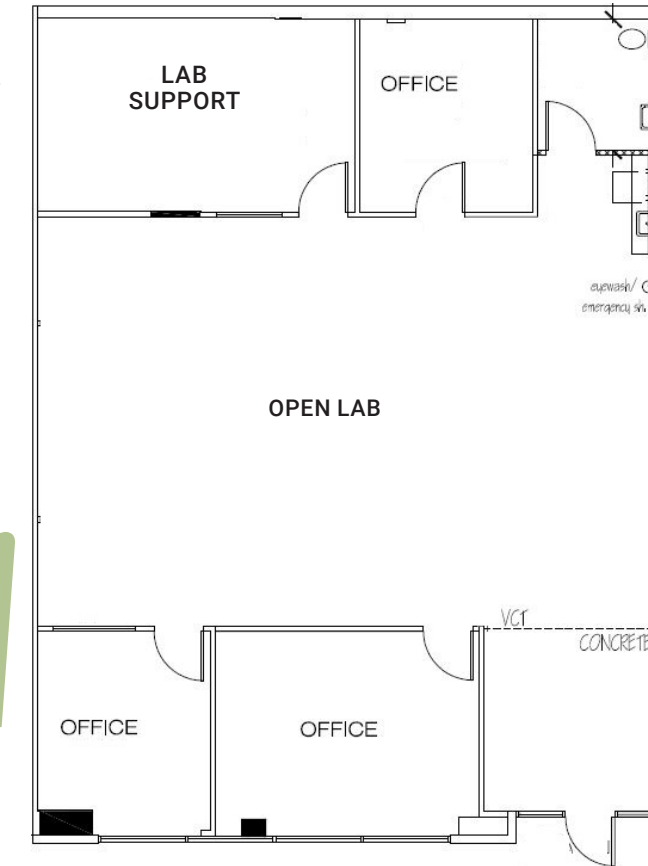
- 1,674 RSF
- 1 office, 1 lab support room, open lab area with sink, 1 restroom
- Spec Suite Available
- *Contiguous up to 5,200 RSF with suites 101 and 103.

Suite 104



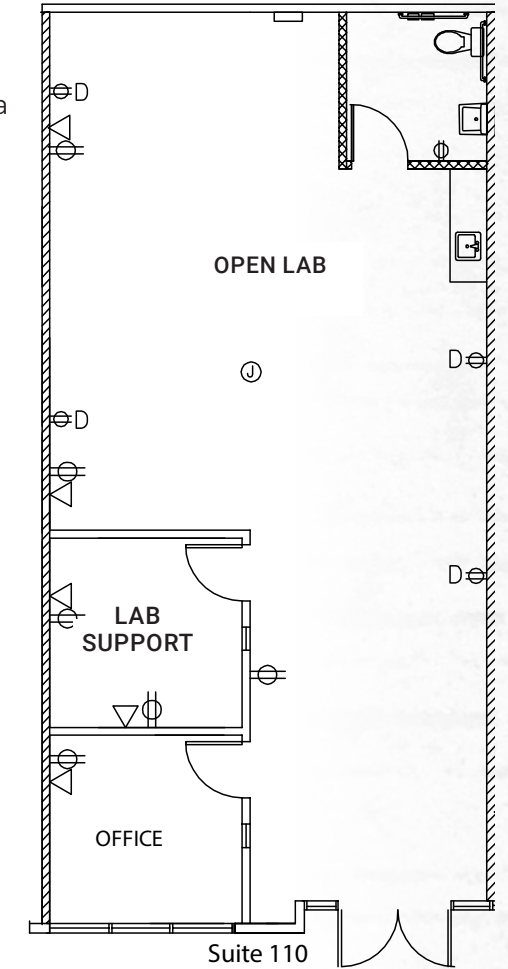
Suite 106

- 1,890 RSF
- 3 offices, 1 lab support room, open lab area with sink, 1 restroom
- Available 3/1/25



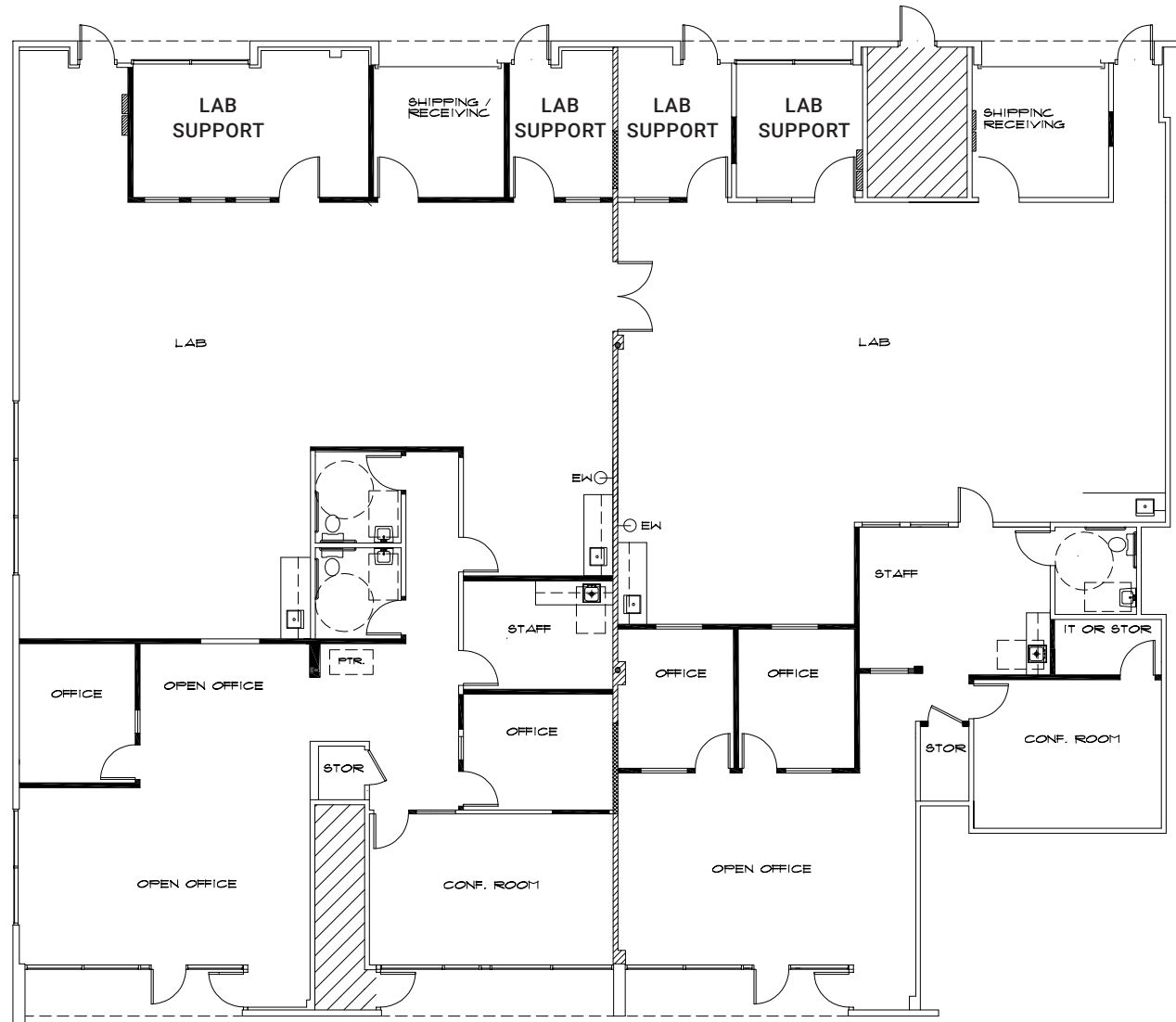
- 2,348 RSF
- Office, lab support room, open lab area
- Available

Suite 110



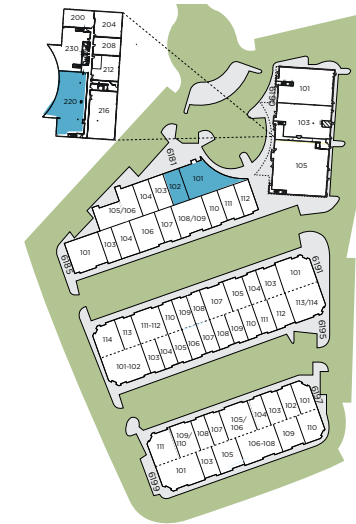
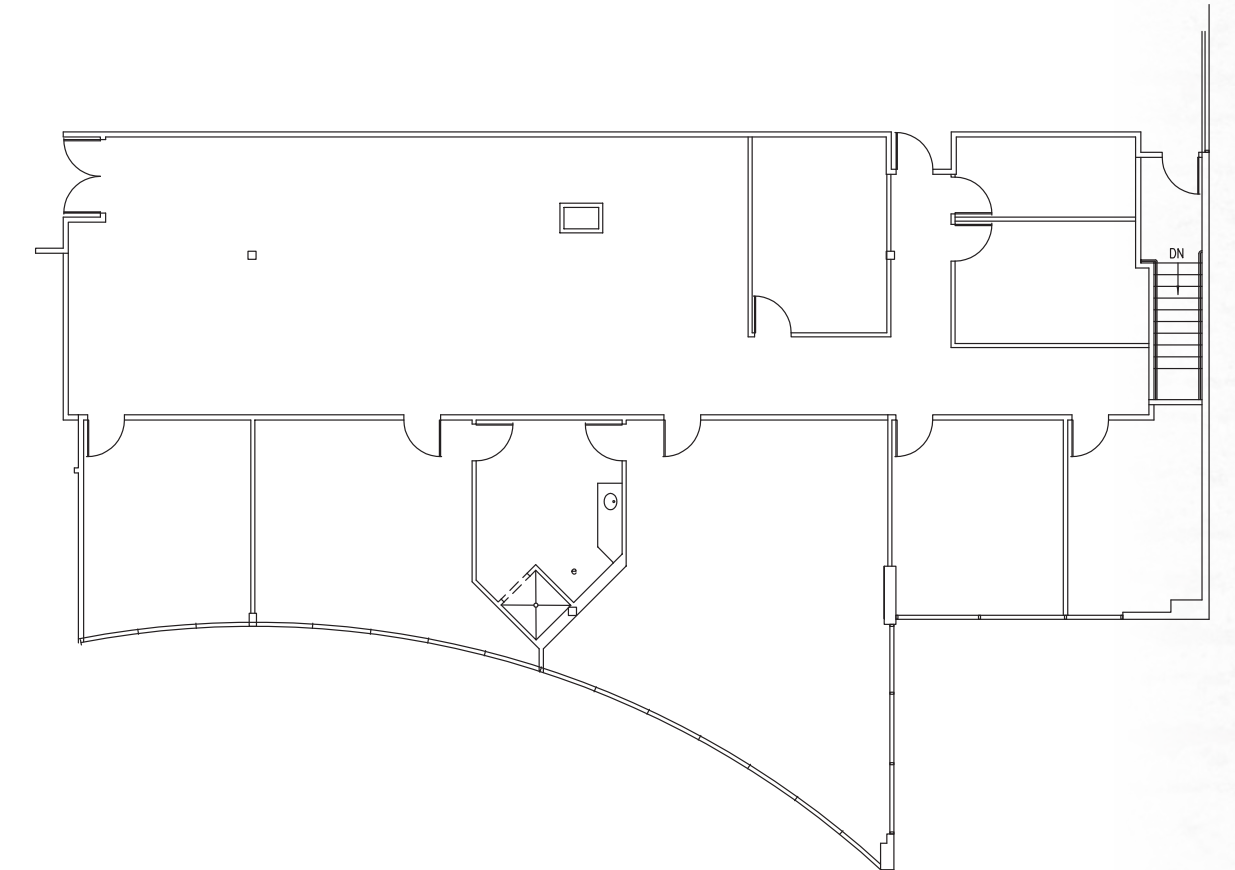
Suite 101

- 7,700 RSF
 - Demisable option:
Suite 101 4,368 RSF
Suite 104 3,332 RSF
 - Available October 2024
- *Conceptual plan shown*

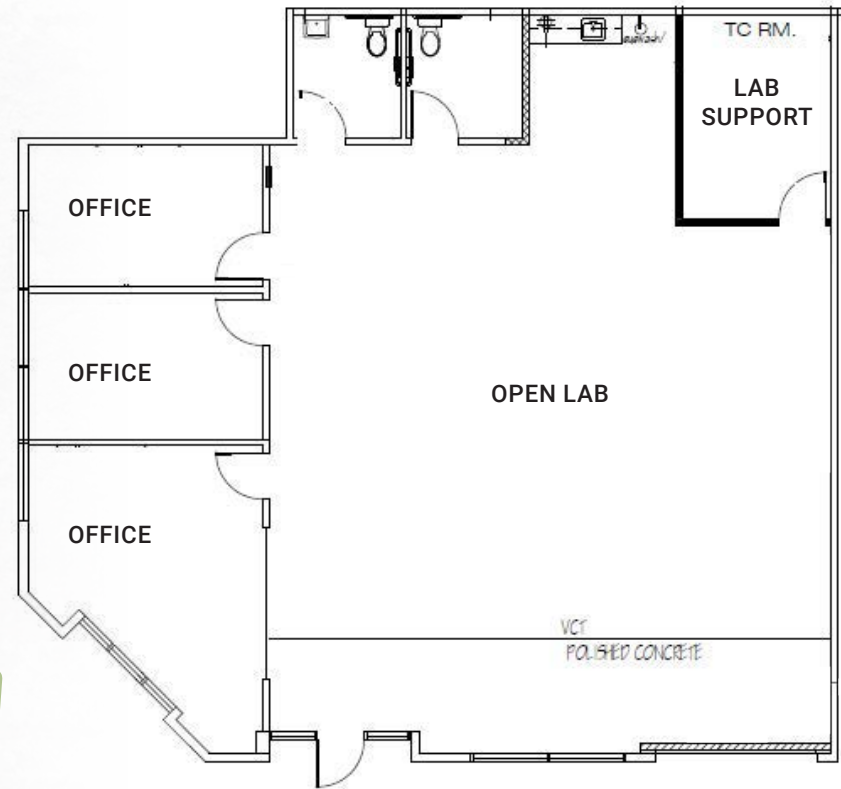


Suite 220

- 4,522 RSF
- Move-in ready office space, 7 private offices, conference room, kitchen, open bullpen area, abundant natural light
- Available

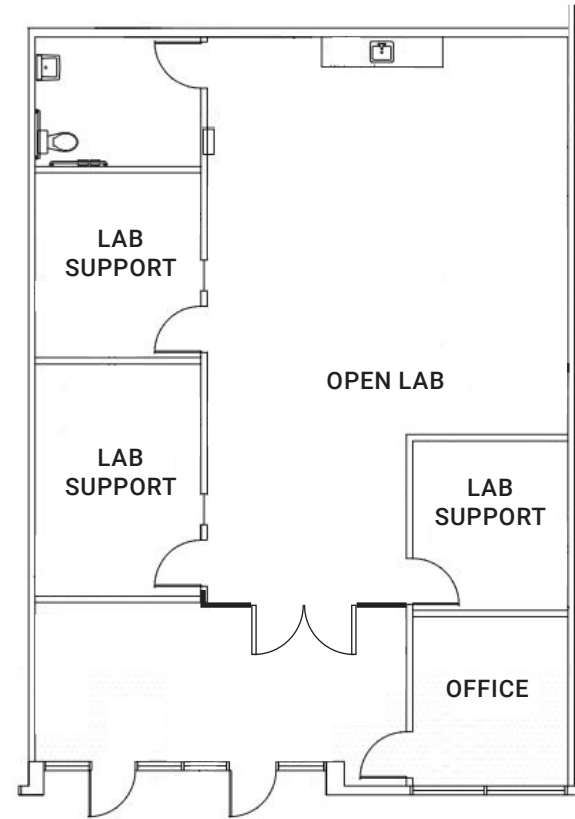


Suite 101



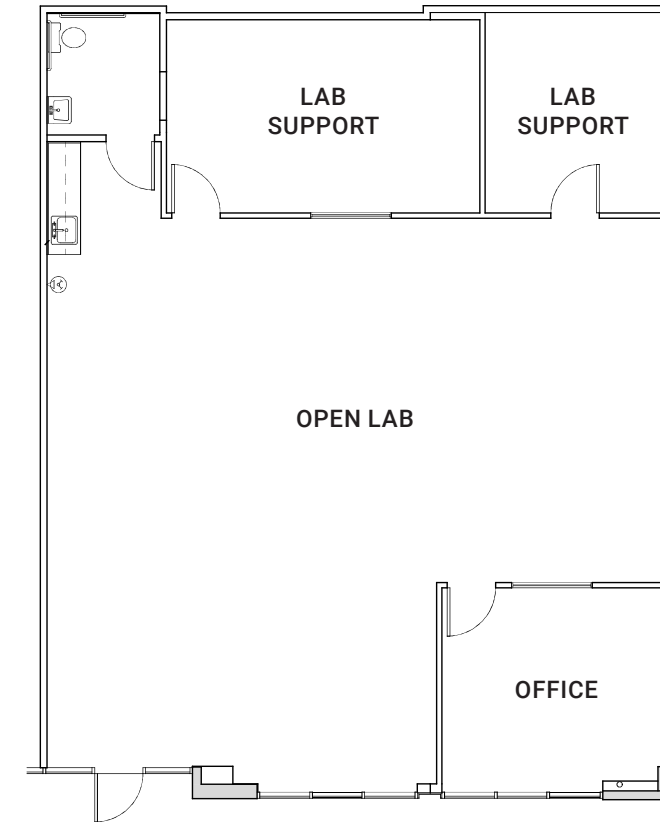
- 2,392 RSF
- 3 offices, 1 lab support room, open lab area with sink, 2 restrooms and shipping + receiving area
- Available

Suite 103



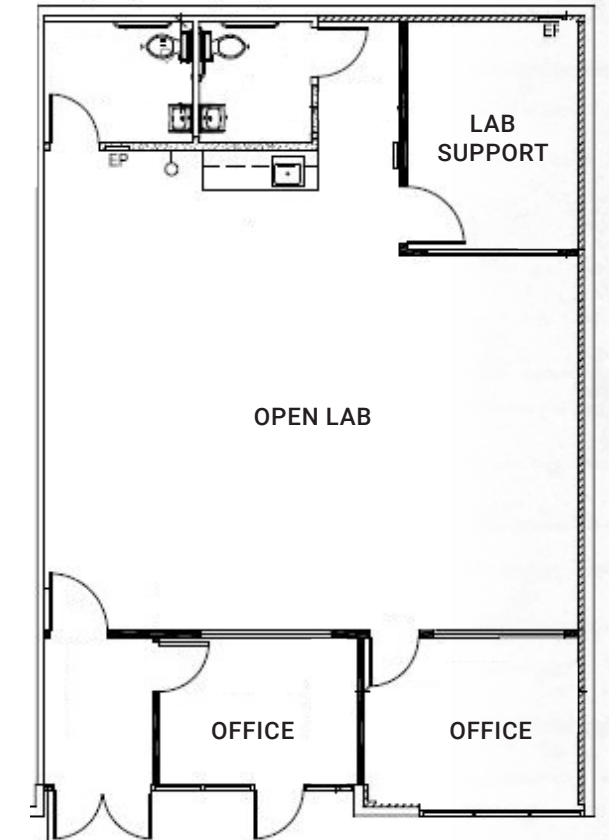
- 1,830 RSF
- 1 office, 3 lab support rooms, open lab area with sink, 1 restroom
- Available
- *Contiguous up to 4,222 RSF with suite 101.

Suite 105



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

Suite 107

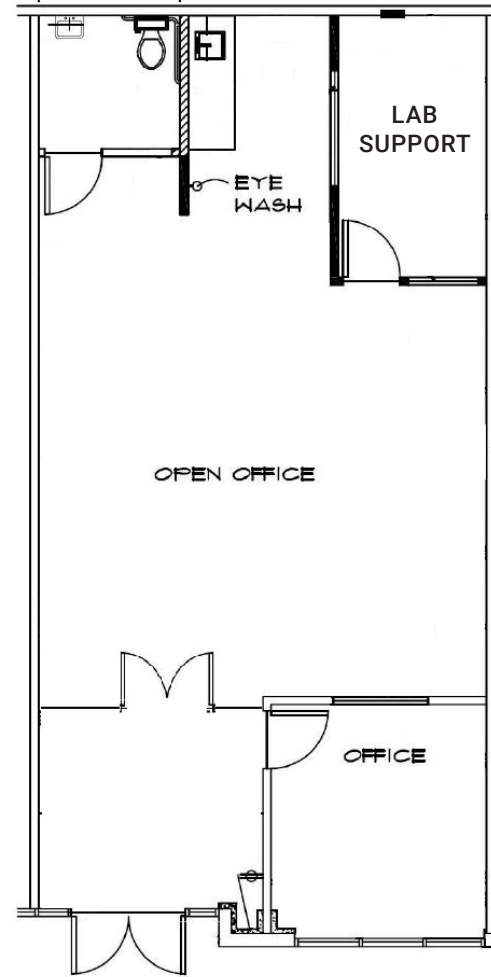


- 1,683 RSF
- 2 offices, 1 lab support room, open lab area with sink, 2 restrooms
- Spec Suite
- *Contiguous up to 3,564 RSF with Suite 105

6191 Cornerstone Ct.

Suite 113

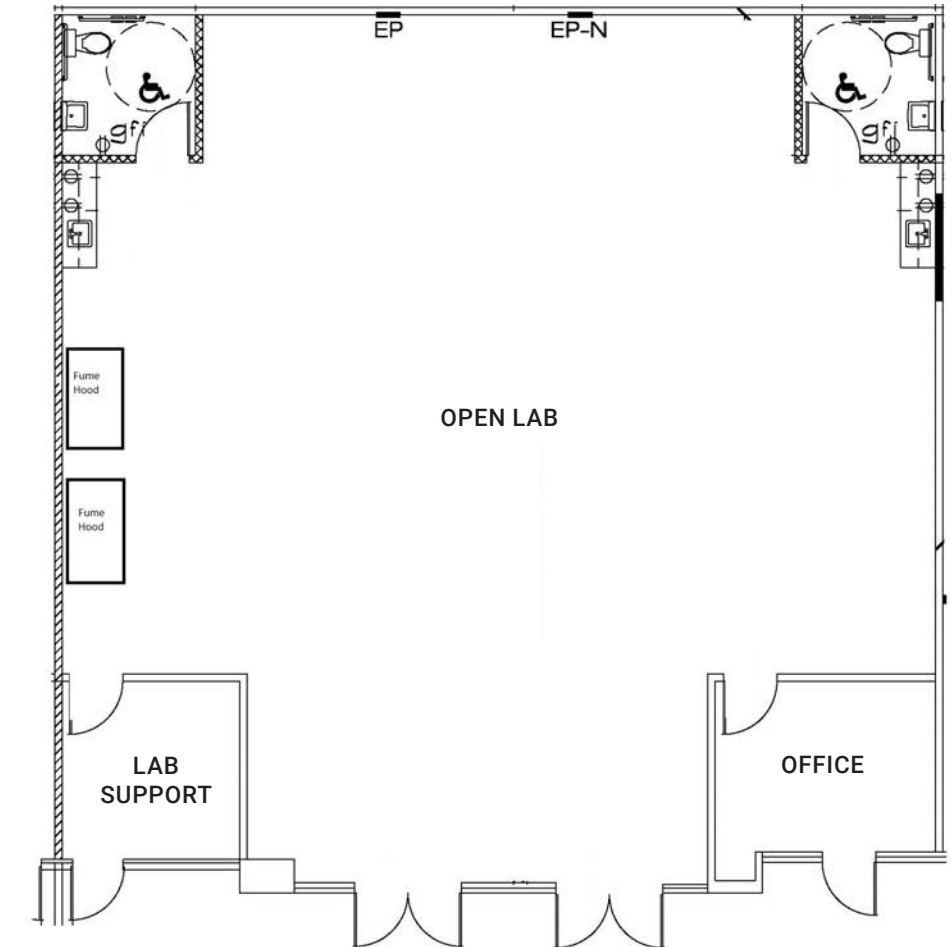
- 1,234 RSF
- 1 office, 1 lab support room, open lab area with sink, 1 restroom.
- Spec



6195 Cornerstone Ct.

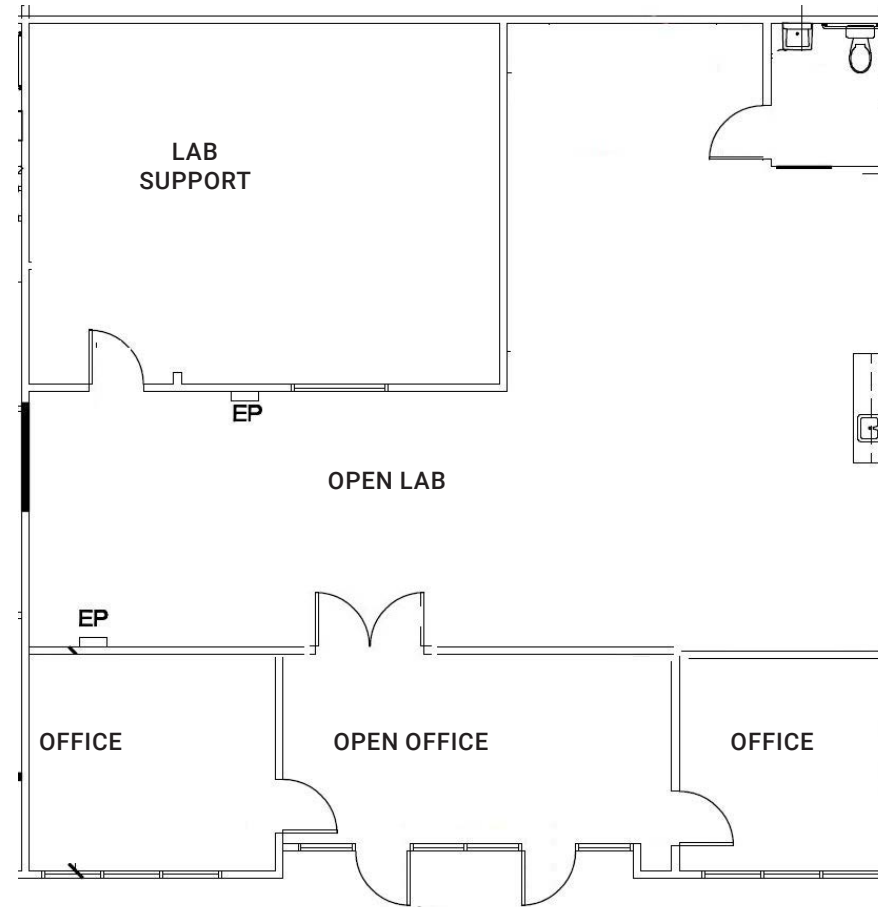
Suite 109-110

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



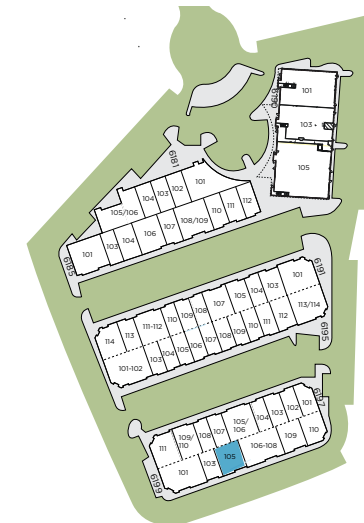
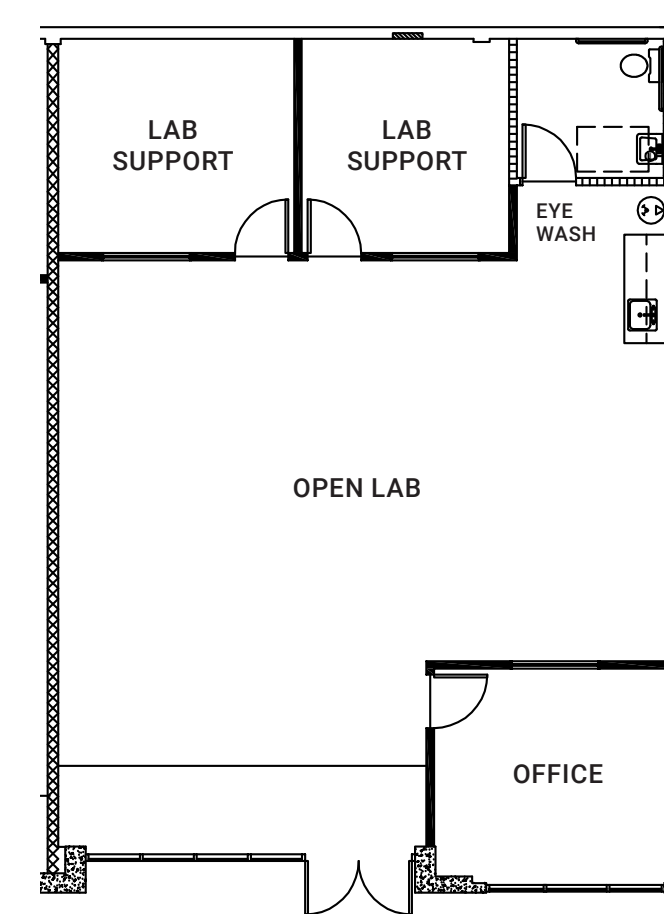
Suite 105 - 106

- 2,278 RSF
- 2 offices, 1 lab support room, open lab area with sink, 1 break room, 1 restroom
- Available



Suite 105

- 1,756 RSF
- 1 office, 2 lab support rooms, open lab area with sink, 1 restroom and shipping + receiving area
- Spec Suite



Cornerstone Research Center



NEIGHBORHOOD



CORNERSTONE

Residence INN

COUNTRY
INN & SUITES

THE WINESELLER
FINE BRASSERIE

MIRA MESA BLVD.

ANGELI'S CAFE

CENTERPARK CAFE

PLAZA SORRENTO

- Urbane Cafe
- Waba Grill
- Spices Cafe
- Habaneros
- The UPS Store
- Sports Clips
- SDCCU
- Pho Kitchen
- Subway

STAYBRIDGE
SUITES
AN IHG HOTEL

Chevron
sdccu.com
Starbucks
KFC

FedEx

CAMINO SANTA FE

LA|FITNESS



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