

6020

CORNERSTONE COURT WEST

SAN DIEGO, CA

**NEW RATE PROMOTION  
\$1.95/SF + E  
FOR NEW LEASES  
SIGNED BY DECEMBER 31, 2024**

**YOUR LOGO HERE**



FOR LEASE

**CBRE**





## Building Features & Amenities



Building size: 43,210 RSF



Parking Ratio: 4.0/1,000 USF, partially covered



Showers on the ground floor



Fiber provided by Cox and Spectrum



Easy access to Interstate 805 via Carroll Canyon Road and Mira Mesa Boulevard



Building exterior signage and Monument signage available



Lease Rate: \$1.95/SF + Electricity



Length of Lease Term: Flexible



# Building Availability

SUITE	CLICK TO VIEW	RSF	LEASE RATE	DESCRIPTION	AVAILABLE	VIRTUAL TOUR
<b>FIRST FLOOR</b>						
<a href="#">100</a>		2,000	\$1.95/SF + E	Suite features reception, 4 private offices, conference rom, copy/copy room and open office area.	Vacant	
<a href="#">105</a>		3,160	\$1.95/SF + E	Suite features a glass double door exterior entry + entry off main lobby, reception area, conference room, large training room, 3 offices, open area, break room and IT room.	Vacant	
<b>SECOND FLOOR</b>						
<a href="#">200*</a>		2,919	\$1.95/SF + E	Suite features reception, 7 private offices, conference room, 2 storage rooms and break room	Vacant	
<a href="#">260*</a>		1,612	\$1.95/SF + E	Suite features reception, 1 office, break room and open office area.	Vacant	
<a href="#">270/280*</a>		5,128	\$1.95/SF + E	Suite features reception, 9 private offices, light lab with VCT flooring, conference room, break room and open office area.	Vacant	
*The second floor suites can be combined for a total of 11,144 SF Suite 270/280 is divisible to 2,082 SF & 3,044 SF						
<b>THIRD FLOOR</b>						
<a href="#">300**</a>		6,377	\$1.95/SF + E	Suite features reception, 6 private offices, conference room, break room, IT Room and open office area.	Vacant	<a href="#">View Virtual Tour</a>
<a href="#">320**</a>		4,435	\$1.95/SF + E	Suite features reception, 4 offices, conference room, break room, server room, storage and open office area.	Vacant	<a href="#">View Virtual Tour</a>
<a href="#">340**</a>		2,911	\$1.95/SF + E	Suite features above standard finishes throughout an extensive window line, reception, 4 private offices, conference room, open kitchen, storage and open office area.	Vacant	
<a href="#">350**</a>		4,457	\$1.95/SF + E	Suite features above standard finishes throughout extensive window-line with LVT flooring throughout. 3 private offices, 2 conference rooms (including one with sliding barn door) break/ kitchen, IT room and large open office area.	Vacant	<a href="#">View Virtual Tour</a>

\*\*The third floor suites can be combined for a total of 18,180 SF





PACIFIC OCEAN



6020  
CORNERSTONE COURT WEST  
SAN DIEGO, CA

MIRA MESA BLVD

CORNERSTONE COURT

PACIFIC HEIGHTS BLVD





# Local Amenities

## Personal Services/Shopping

- 1 Plaza Sorrento
- 2 Premier Athletic & Squash Club
- 3 Sorrento Canyon Golf Center
- 4 Sorrento Court
- 5 Sorrento Mesa Crossroads
- 6 Sorrento Valley Racquetball
- 7 Bally Total Fitness
- 8 L.A. Fitness

## Business Services

- 1 Staples
- 2 Federal Express
- 3 International Office Supply
- 4 Logos
- 5 Mail Boxes Etc.
- 6 Micro City
- 7 Minuteman Press
- 8 Pacbell Purchase Store
- 9 Self Storage
- 10 Self Storage

## Hotel/Travel

- 1 Courtyard By Marriott
- 2 Homestead Village
- 3 Residence Inn By Marriott
- 4 Hyatt Summerfield Suites
- 5 Wyndham Garden Hotel
- 6 Holiday Inn Express - Sorrento Valley
- 7 Staybridge Suites By Holiday Inn

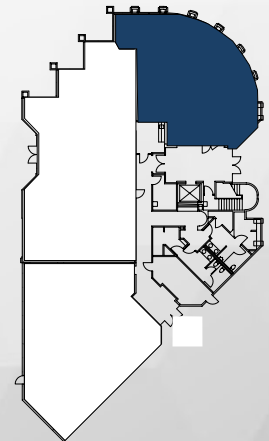
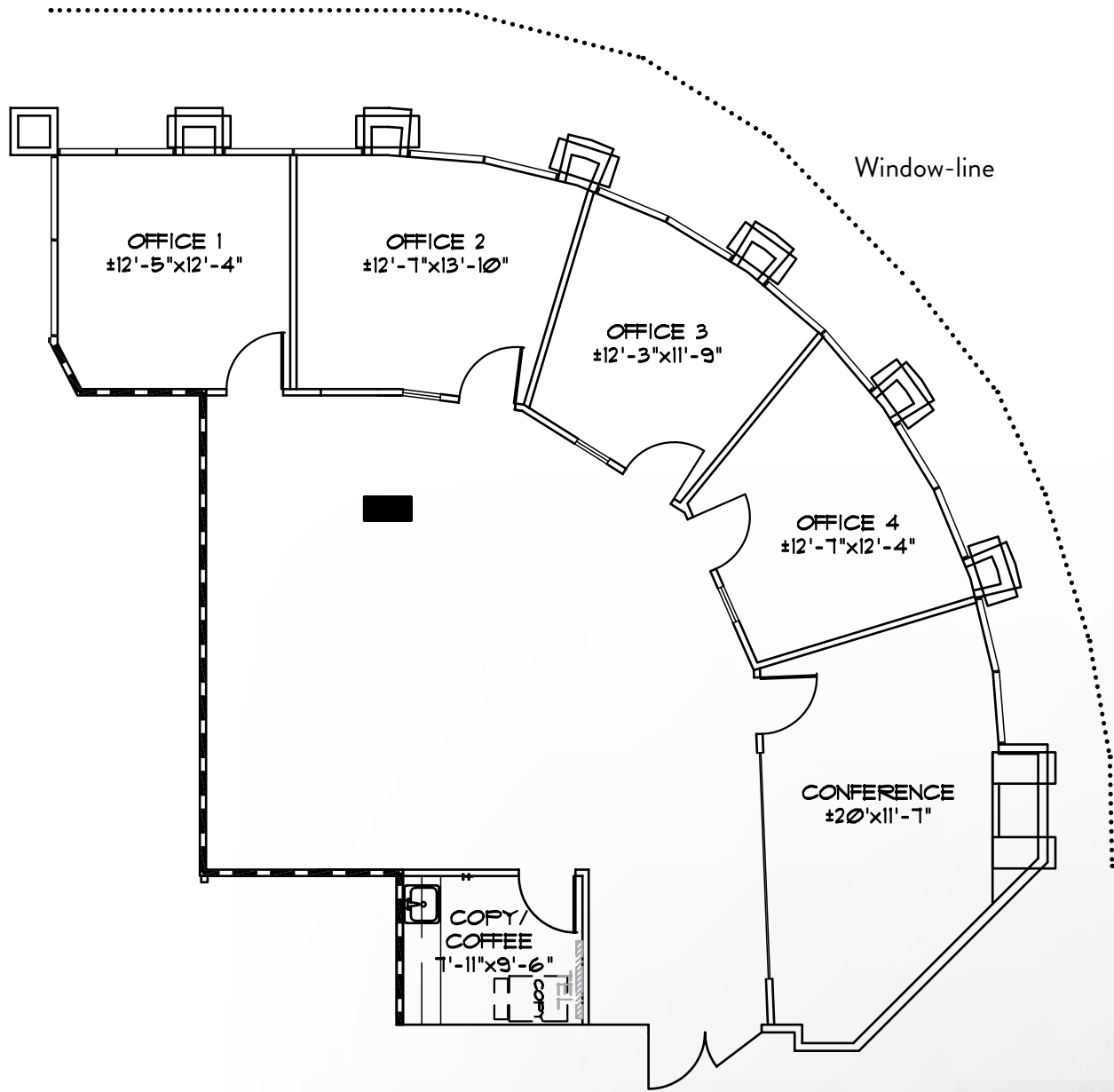
## Banks

- 1 Bank Of America
- 2 Mission Federal Credit Union
- 3 San Diego County Credit Union

## Restaurants

- 1 8 Elements
- 2 Centerpark Cafe
- 3 Chili's
- 4 Wich Addiction
- 5 Cornerstone Cafe
- 6 Karl Strauss
- 7 Oberlin Deli
- 8 Plaza Sorrento Food Court (16 Restaurants)
- 9 Sandwich House
- 10 Sorrento Court (14 Restaurants)
- 11 Sorrento Mesa Crossroads & Restaurants
- 12 Grandma's Deli
- 13 Come On In Cafe
- 14 Wineseller And Brasserie
- 15 Sorrento Plaza (8 Restaurants)

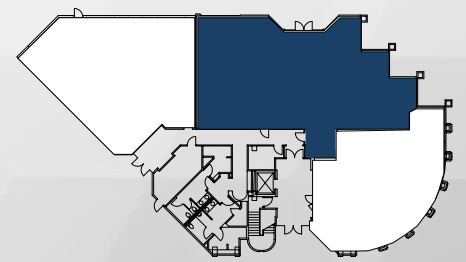
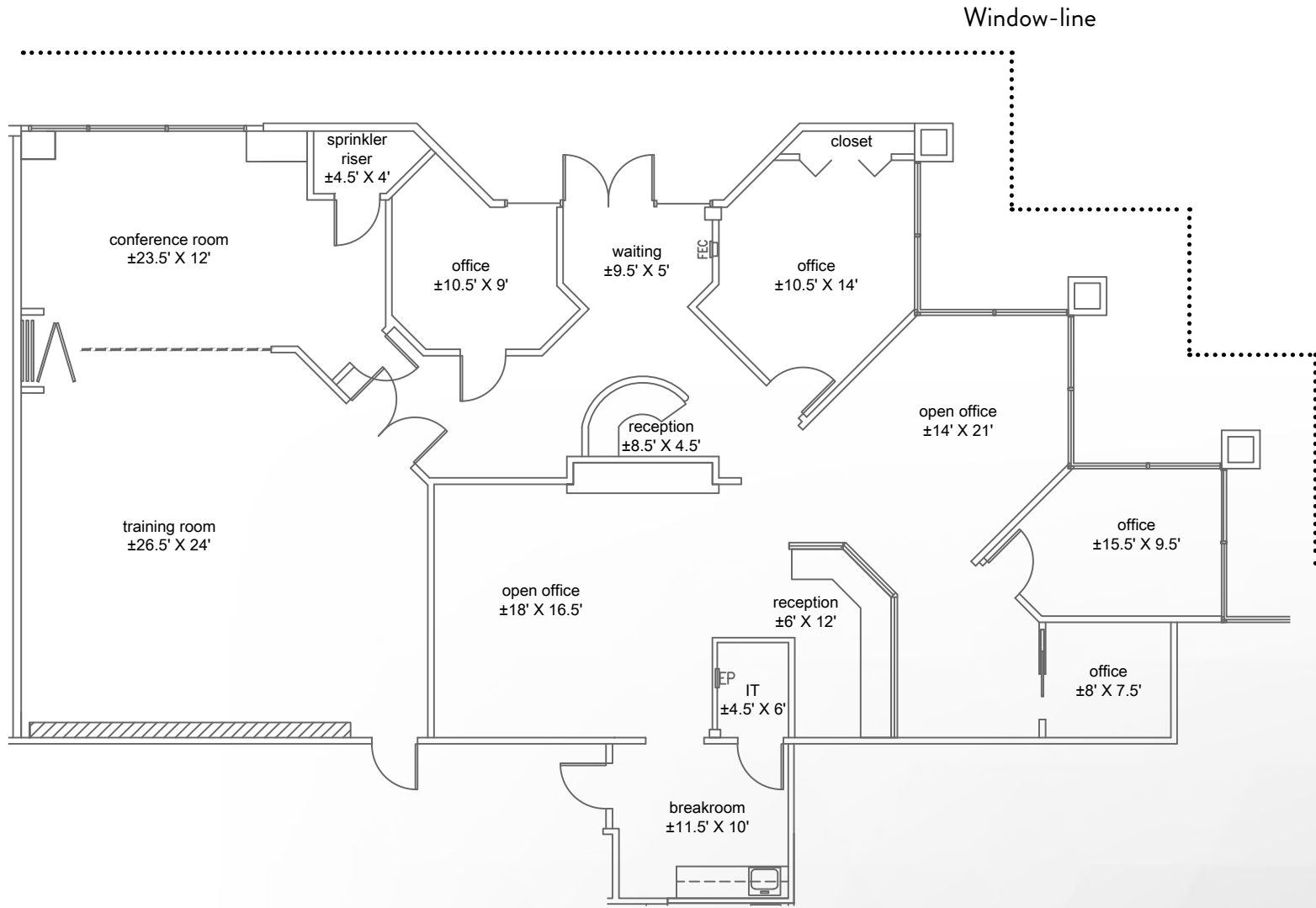




**FIRST FLOOR | SUITE 100**

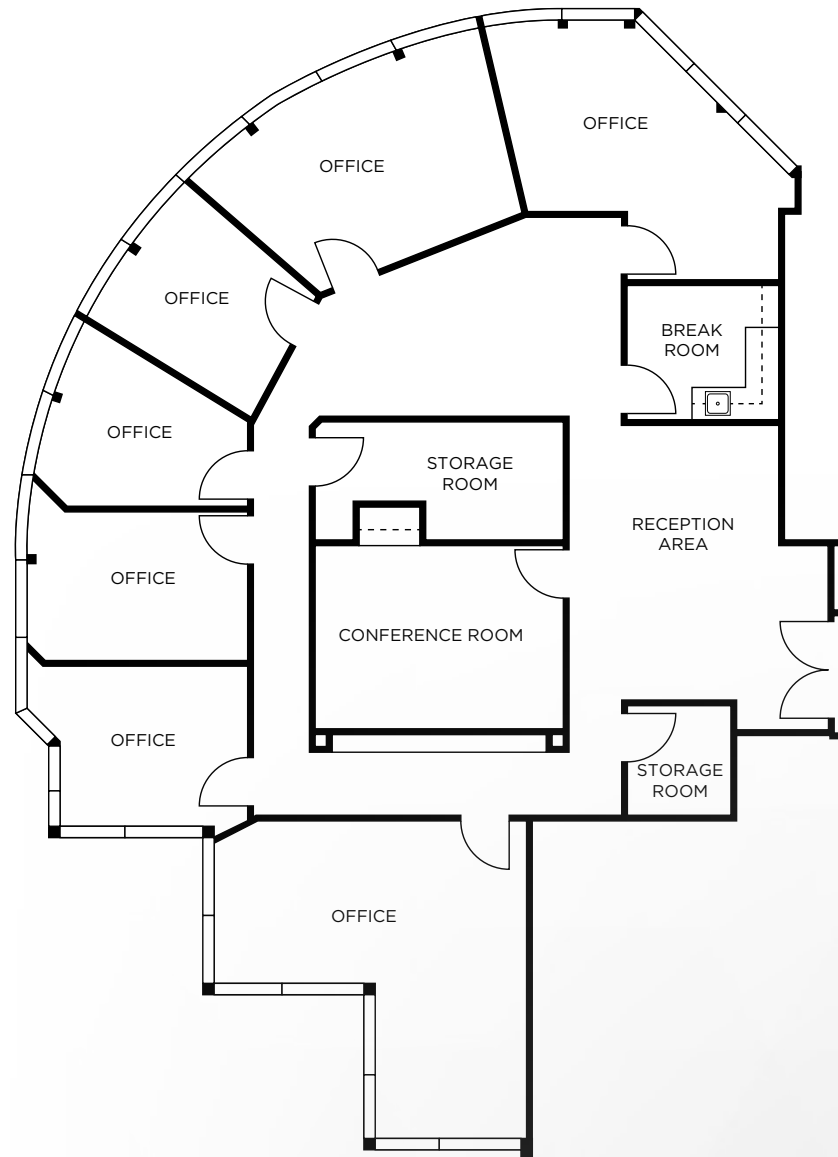
AS-BUILT PLAN

2,000 SF

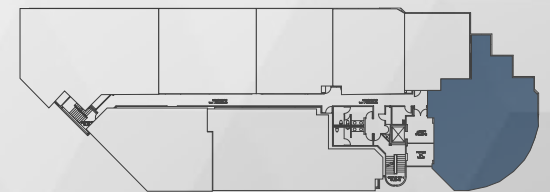


**FIRST FLOOR | SUITE 105**  
 AS-BUILT PLAN  
 3,160 SF



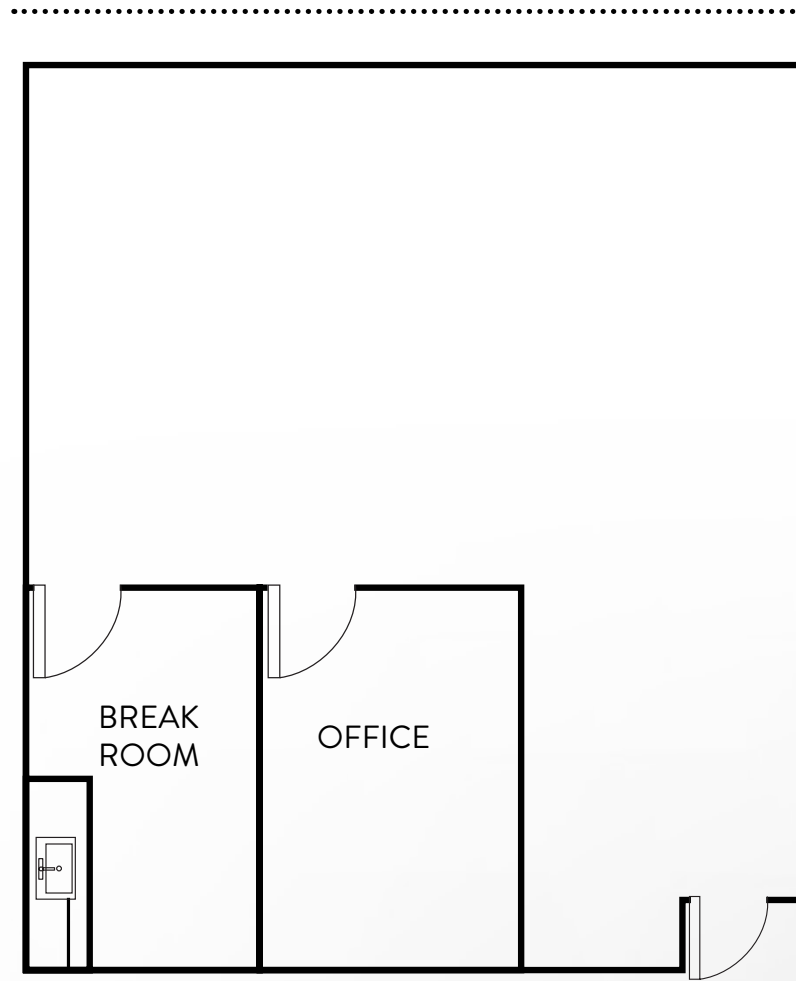


**SECOND FLOOR | SUITE 200**  
AS-BUILT PLAN  
2,919 SF

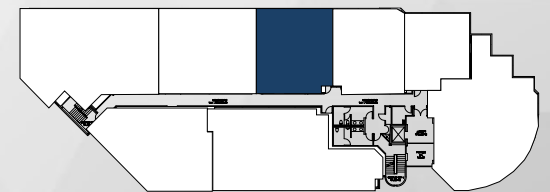




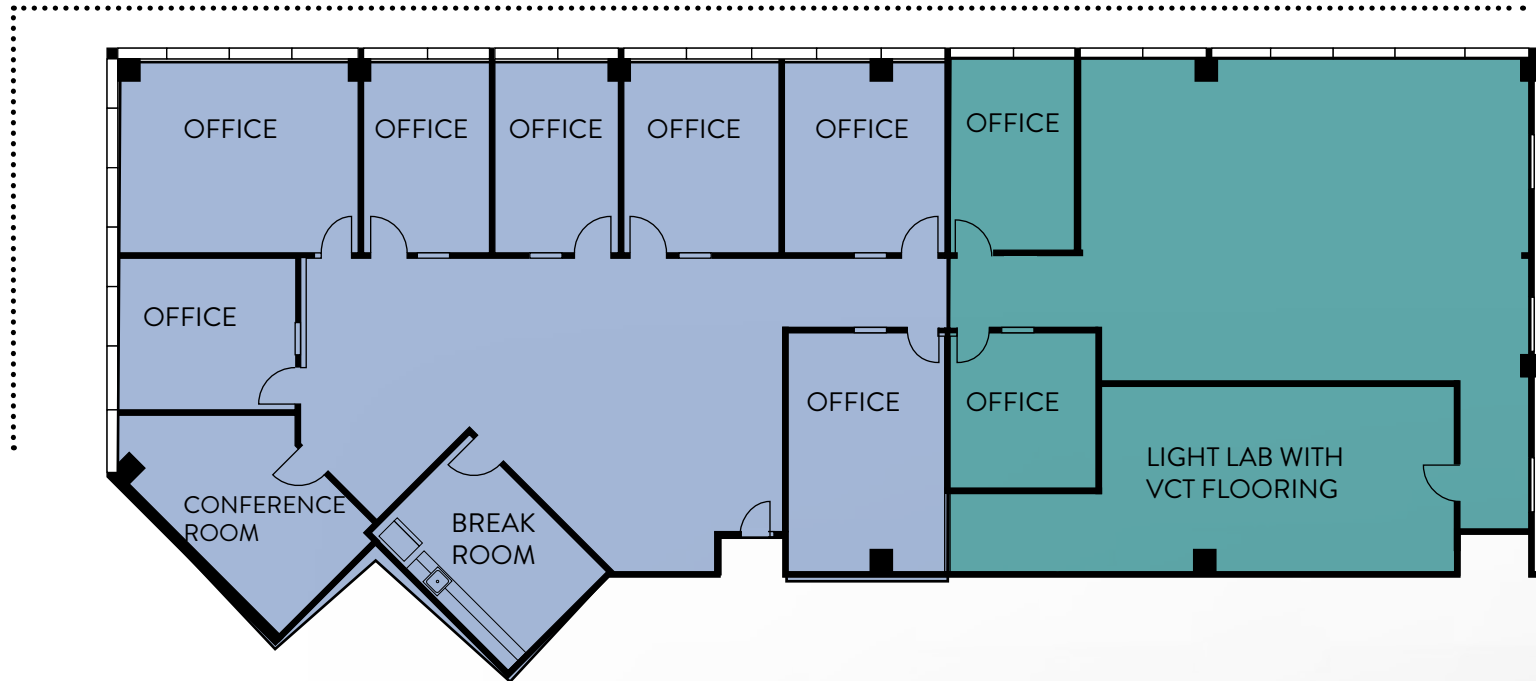
Window-line





**SECOND FLOOR | SUITE 260**  
AS-BUILT PLAN  
1,612 SF



Window-line



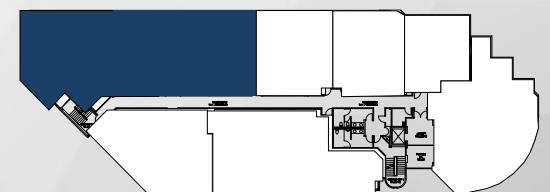
DIVISIBLE TO:

-  3,044 SF
-  2,082 SF

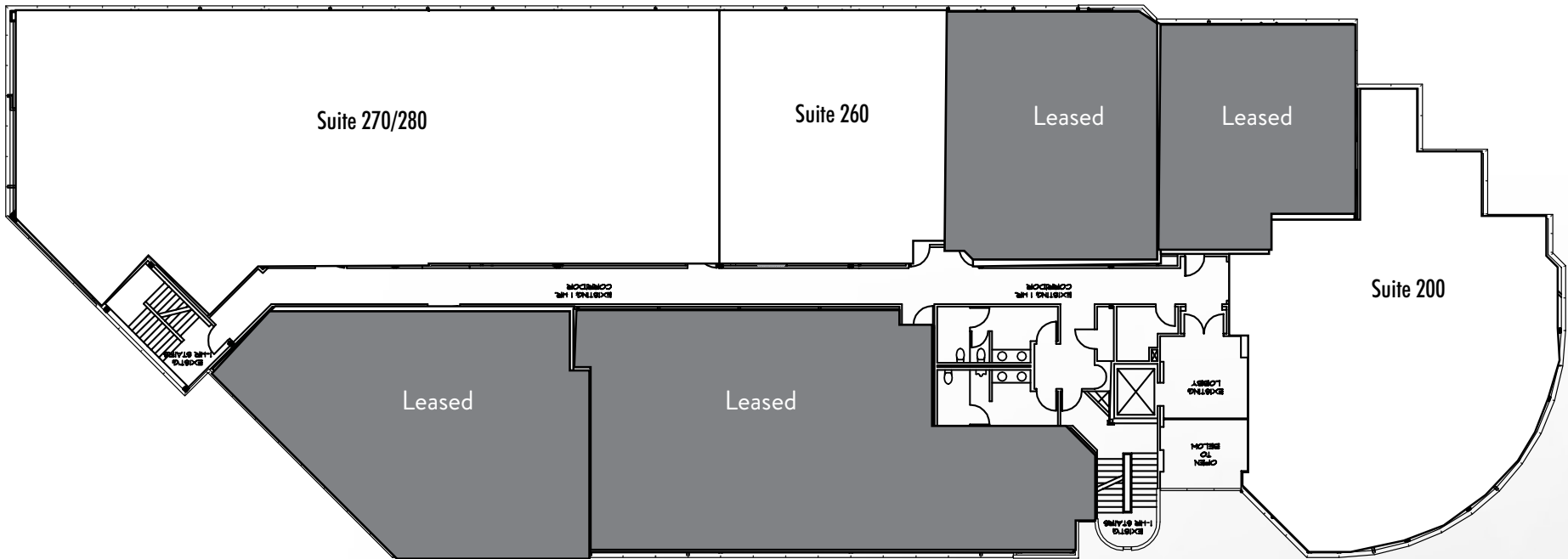
**SECOND FLOOR | SUITE 270/280**

AS-BUILT PLAN

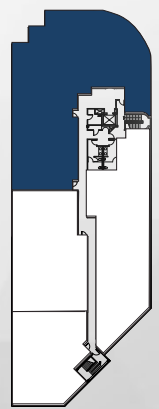
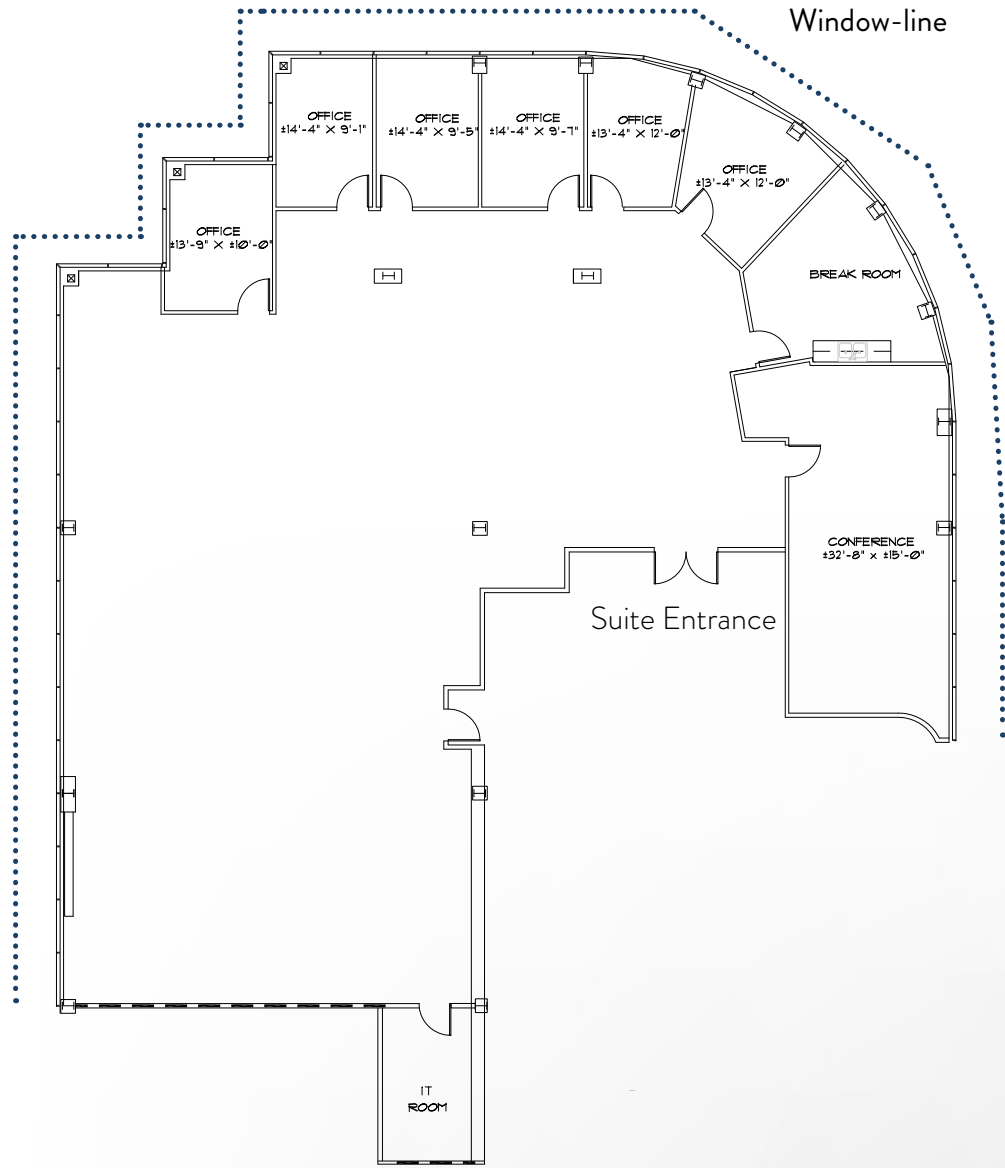
5,128 SF (DIVISIBLE TO 3,044 SF OR 2,082 SF)



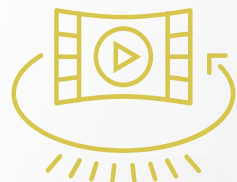




**SECOND FLOOR**  
9,659 SF



VIRTUAL TOUR LINK



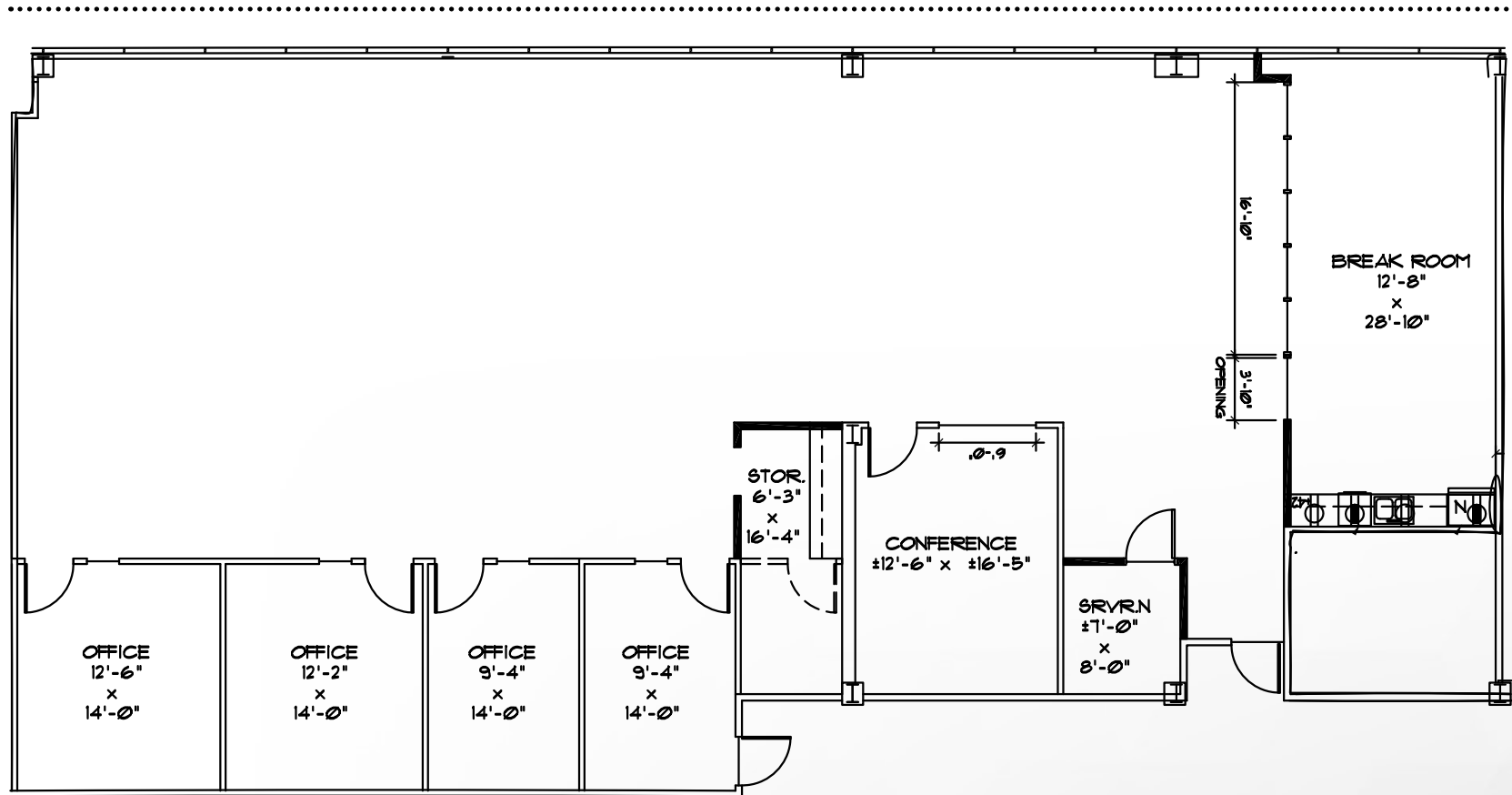
**THIRD FLOOR | SUITE 300**  
AS-BUILT PLAN  
6,377 SF





**SUITE 300**

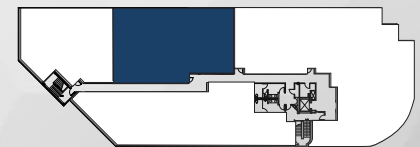
Window-line



**THIRD FLOOR | SUITE 320**

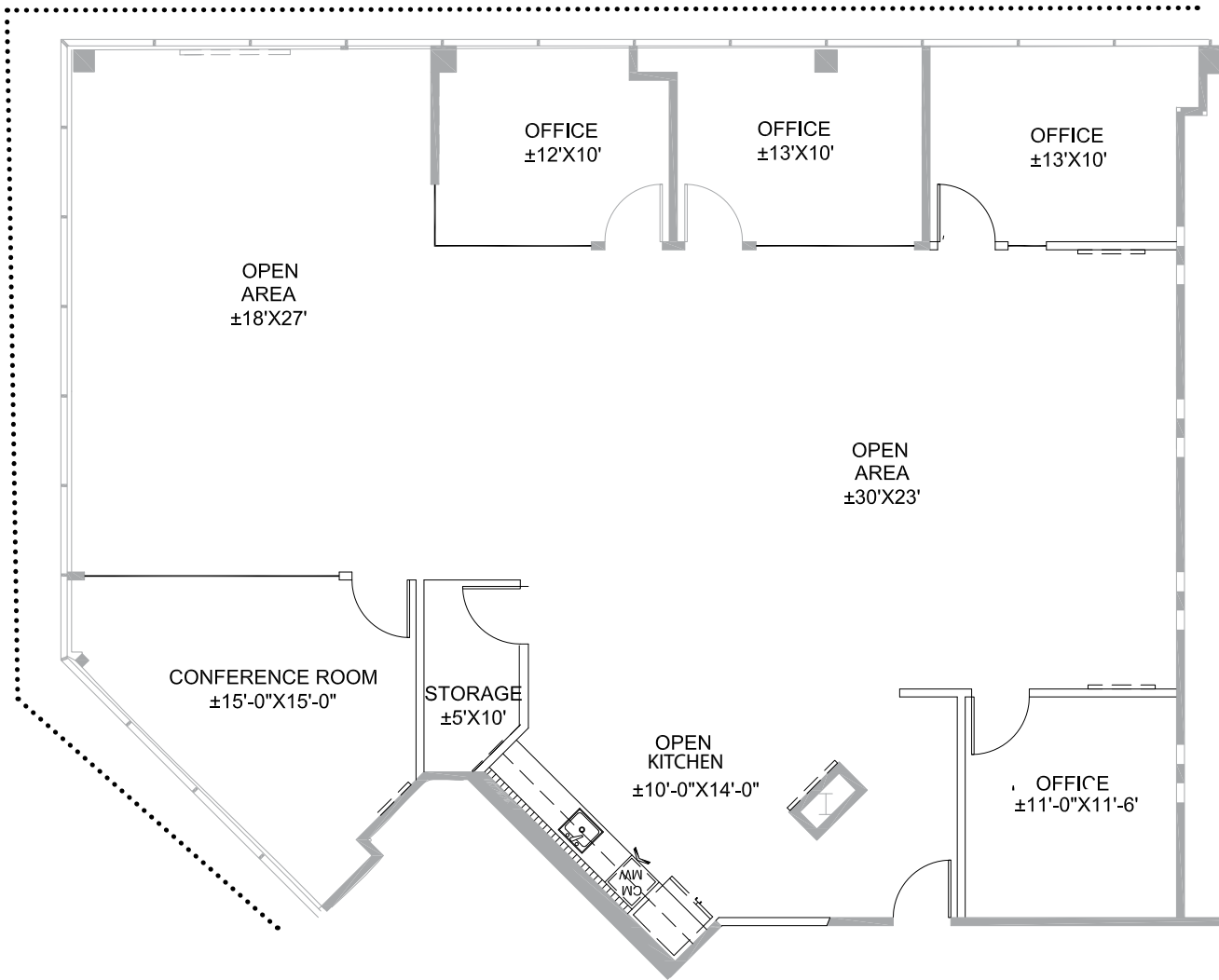
AS-BUILT PLAN

4,435 SF



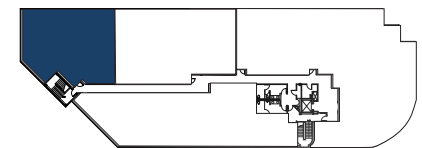
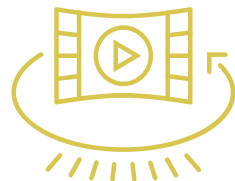


Window Line



**THIRD FLOOR | SUITE 340**  
AS-BUILT PLAN  
2,911 SF

VIRTUAL TOUR LINK

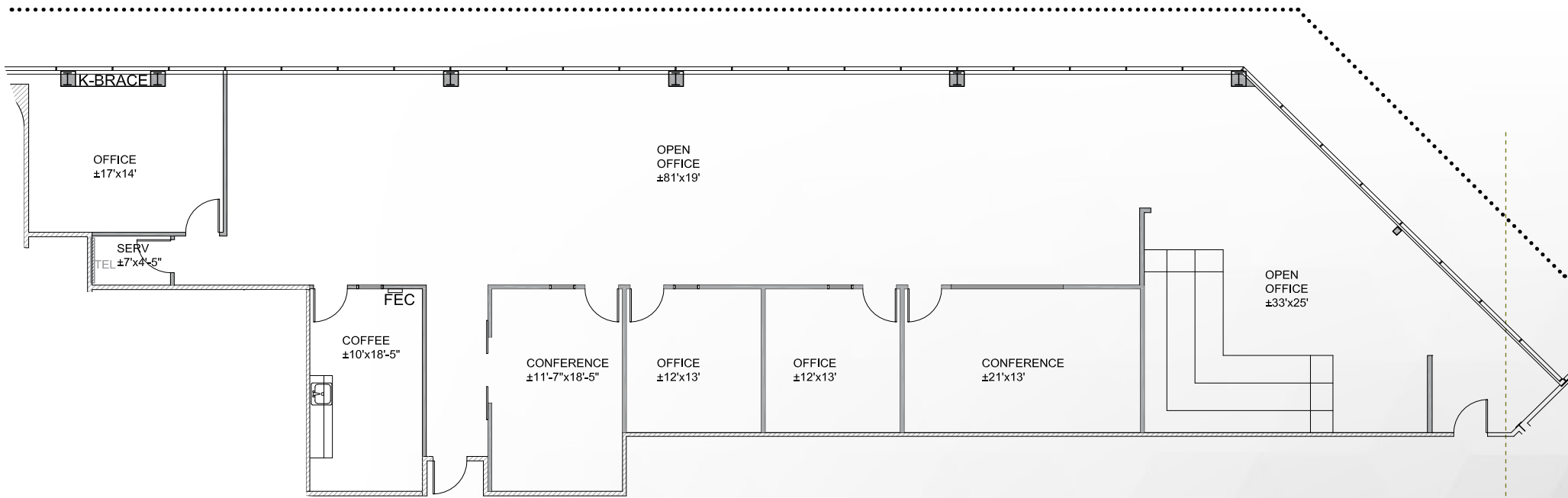




SUITE 340

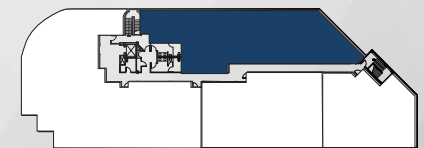
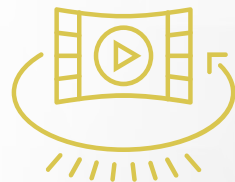


Window-line



**THIRD FLOOR | SUITE 350**  
AS-BUILT PLAN  
4,457 SF

VIRTUAL TOUR LINK

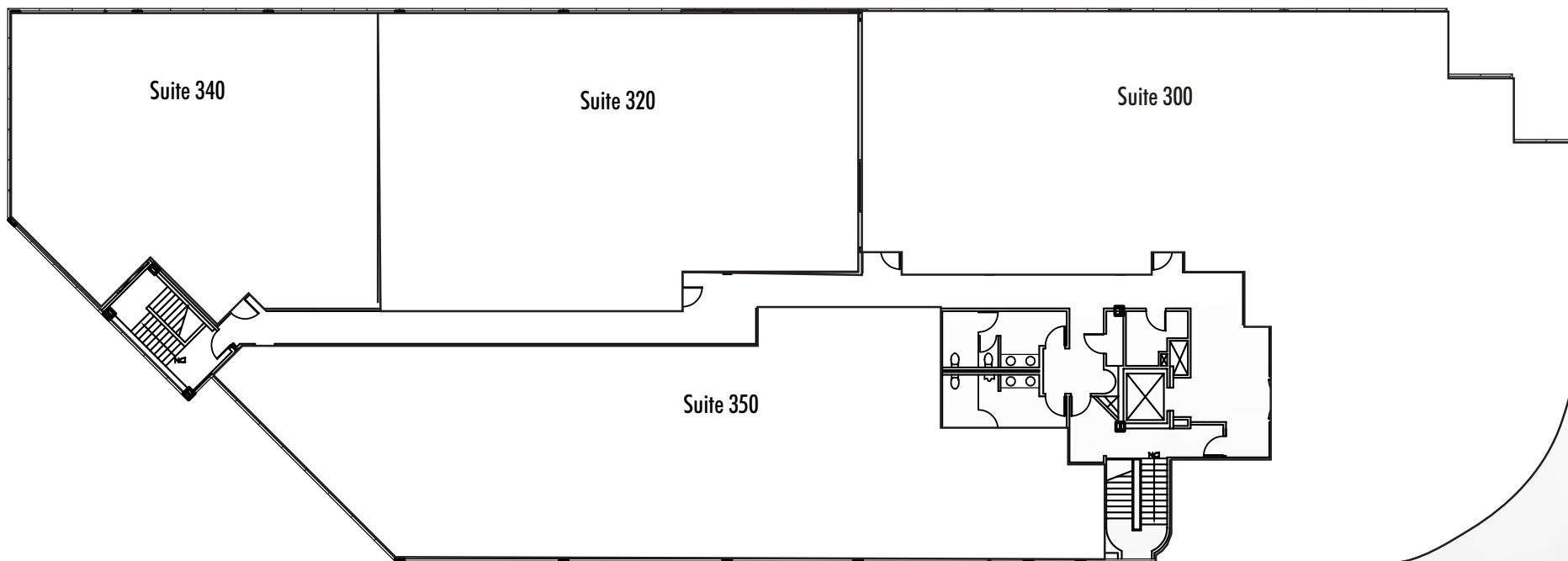






SUITE 350





**THIRD FLOOR**  
18,180 SF

# Site Plan





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SAN DIEGO, CA

## CONTACTS

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**CBRE**

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