

INDUSTRIAL SUITES FOR LEASE

# Cornerstone Research Center

6181-6199 Cornerstone Court, San Diego, CA 92121



H.G. FENTON COMPANY

TRUST, SERVICE AND TRADITION SINCE 1906



# PROPERTY HIGHLIGHTS



## Cornerstone Research Center

6181-6199 Cornerstone Court, San Diego, CA 92121



**INDUSTRIAL/FLEX/LAB/OFFICE**  
BUSINESS PARK



**SORRENTO MESA**  
SUBMARKET



**CAFE**  
ON-SITE



**FIBER CONNECTIVITY**  
TO THE PROJECT



**SHARED AMENITIES**  
CONFERENCE ROOM &  
KITCHEN



**GAS SERVICE**  
TO THE PROJECT



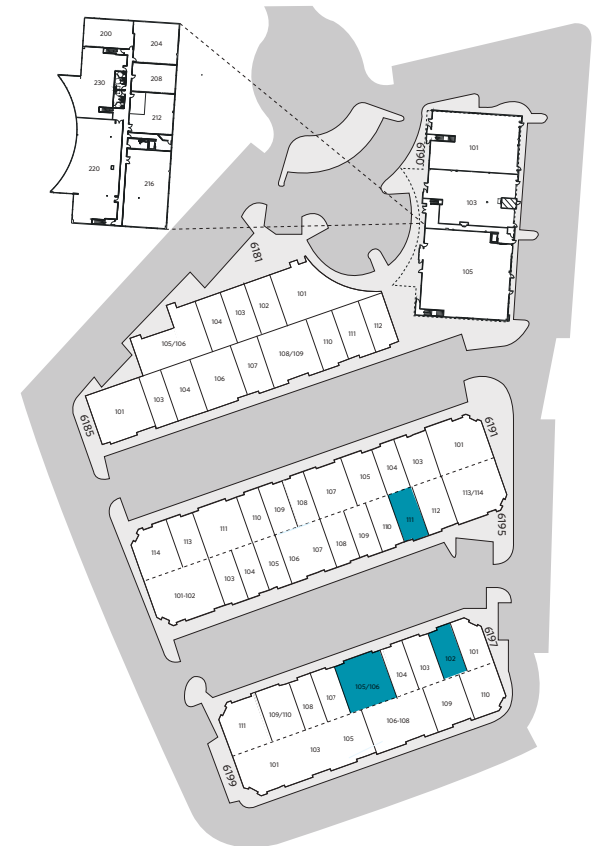
# PROPERTY AVAILABILITY



## CURRENT AVAILABILITIES

| SUITE                              | SF    | RATE              | COMMENTS   | AVAILABLE        |
|------------------------------------|-------|-------------------|--|------------------|
| 6195 Cornerstone Ct, Suite 111     | 1,285 | \$1.85 PSF<br>NNN | Reception/office, (1) restroom, sink, balance warehouse. (1) grade level loading door.                     | Available<br>Now |
| 6197 Cornerstone Ct, Suite 102     | 1,179 | \$1.85 PSF<br>NNN | Reception/office, (1) restroom, sink, balance warehouse. (1) grade level loading door.                     | Available<br>Now |
| 6197 Cornerstone Ct, Suite 105-106 | 2,278 | \$1.85 PSF<br>NNN | Reception/office, (1) private office, (1) restroom, sink, balance warehouse. (1) grade level loading door. | Available<br>Now |

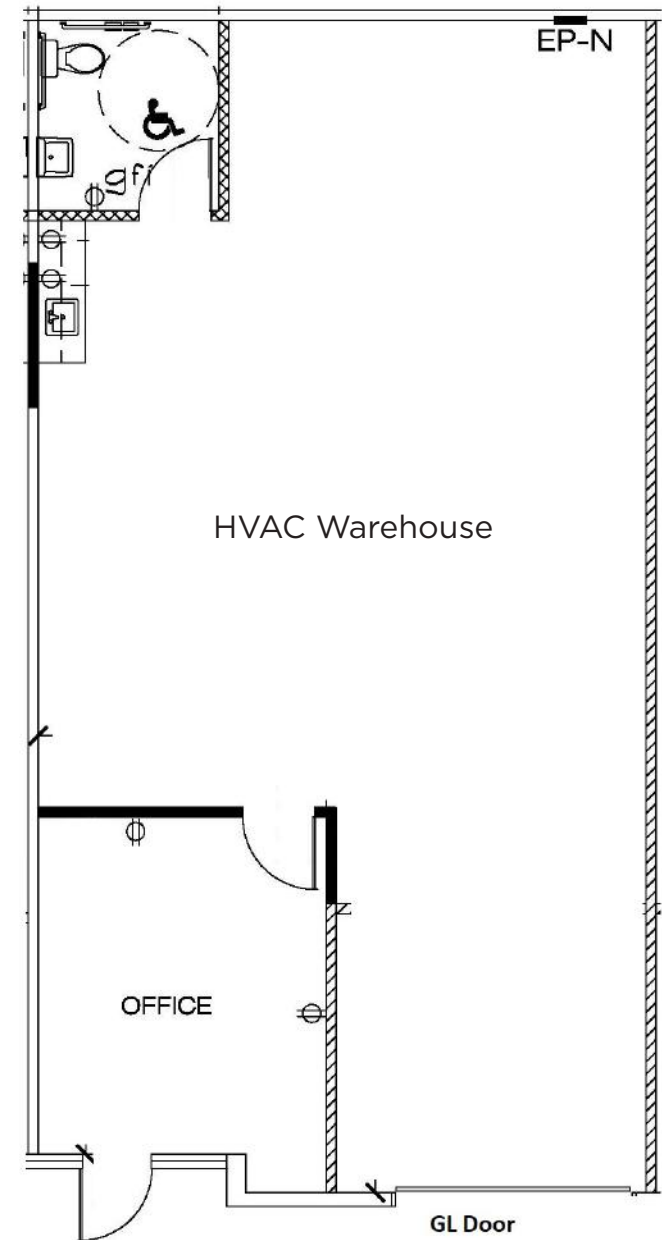
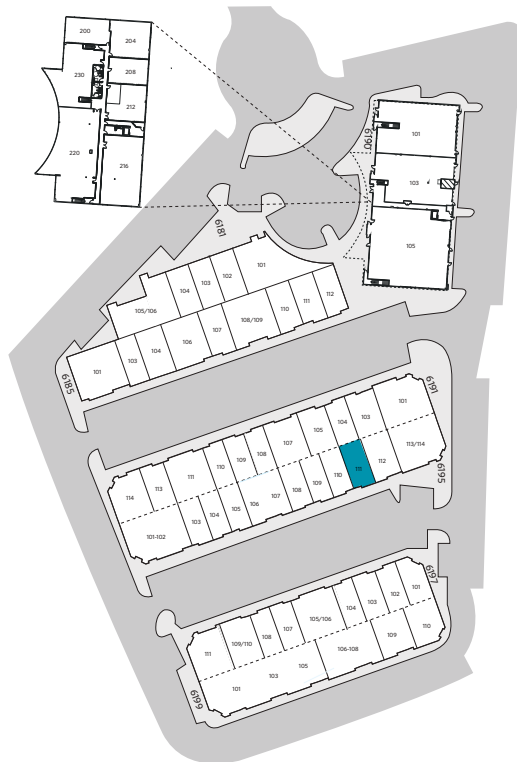
NNNs = \$0.42 PSF



# PROPERTY AVAILABILITY

## 6195 CORNERSTONE COURT SUITE 111

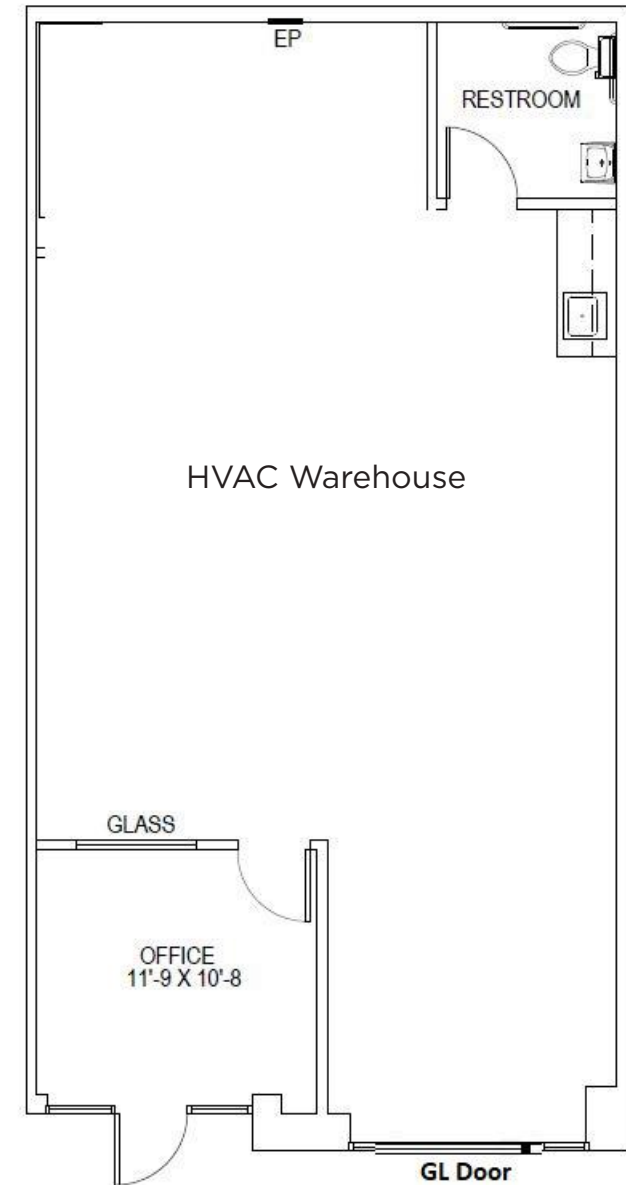
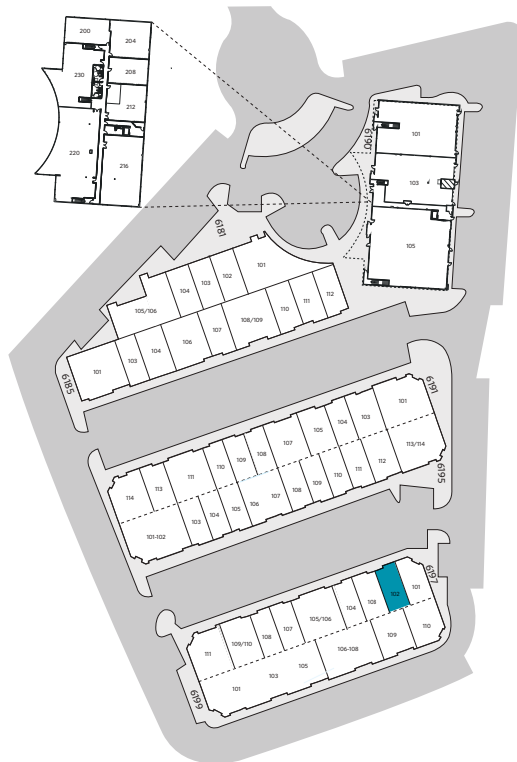
- 1,285 SF Available
- Reception/office, (1) restroom, sink, balance warehouse
- (1) grade level loading door
- \$1.85 PSF NNN (NNNs = \$0.42 PSF)
- Available now



# PROPERTY AVAILABILITY

## 6197 CORNERSTONE COURT SUITE 102

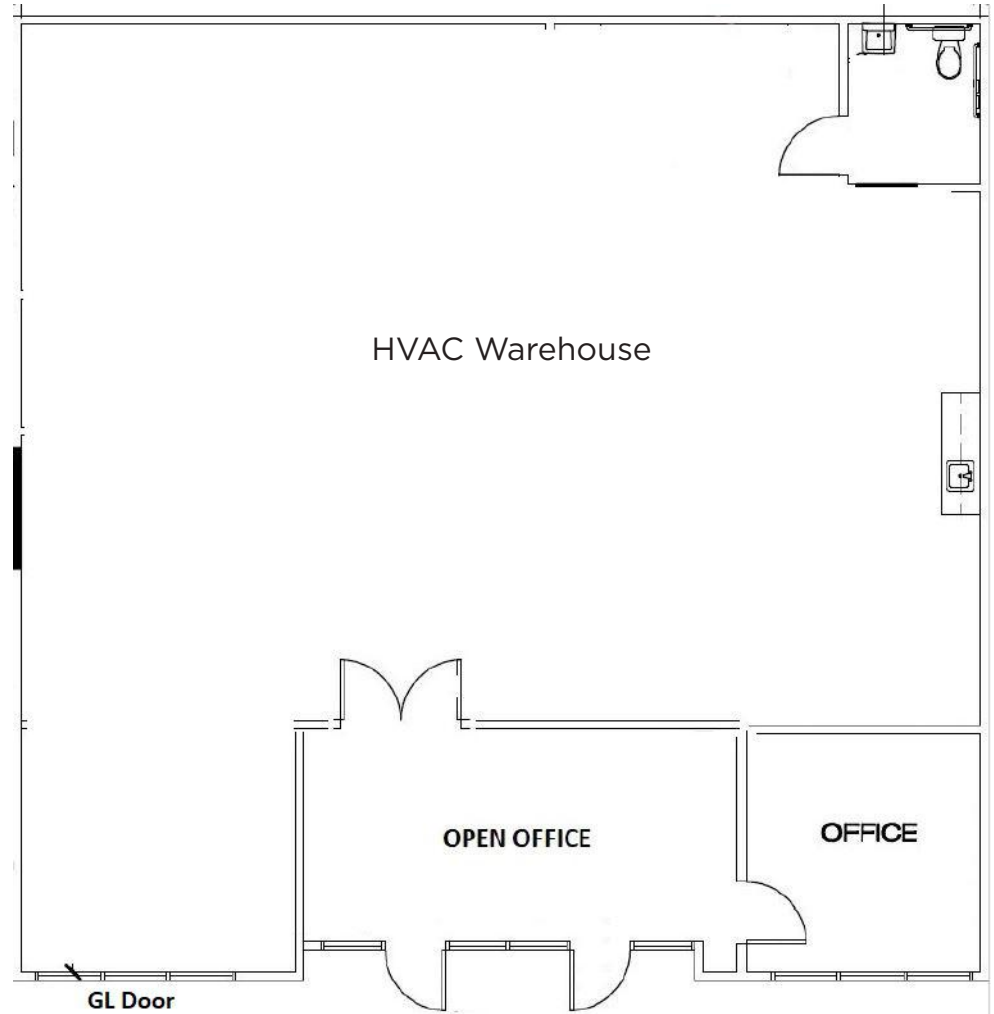
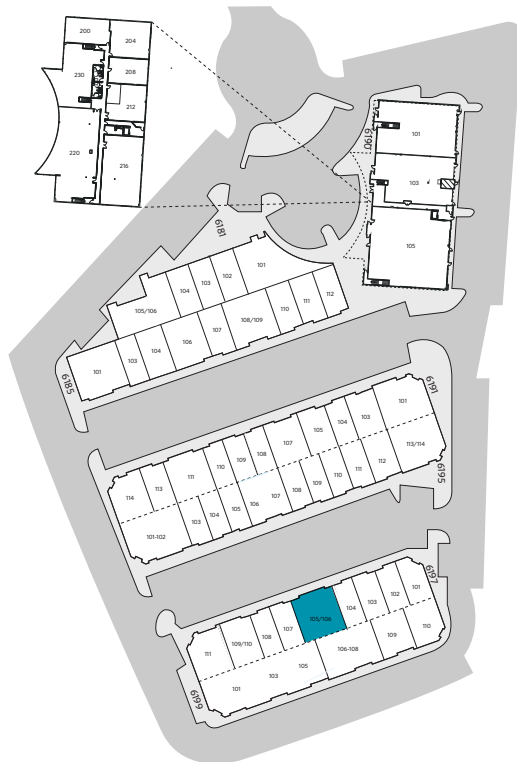
- 1,179 SF Available
- Reception/office, (1) restroom, sink, balance warehouse
- (1) grade level loading door
- \$1.85 PSF NNN (NNNs = \$0.42 PSF)
- Available now



# PROPERTY AVAILABILITY

## 6197 CORNERSTONE COURT SUITE 105-106

- 2,278 SF Available
- Reception/office, (1) private office, (1) restroom, sink, balance warehouse
- (1) grade level loading door
- \$1.85 PSF NNN (NNNs = \$0.42 PSF)
- Available now





# PROPERTY LOCATION



CARROLL CANYON RD

OBERLIN DR

LUSK BLVD

MIRA MESA BLVD

CORNERSTONE CT

PACIFIC HEIGHTS BLVD



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### CONTACT

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