

CORNERSTONE RESEARCH CENTER

6195 CORNERSTONE COURT, SUITE 104

SUBLEASE OPPORTUNITY



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CORNERSTONE

Make your own choices about the safety of your operations with features including:



Direct suite access without the need to share an elevator



Dedicated entrance allowing unrestricted accessibility



Private, in-suite restrooms



Separate HVAC systems with MERV-rated filters



Electronic signing and lease payment system



Vacant spaces thoroughly cleaned before move-in



Ample outdoor space allows for socially-distanced breaks



Parking in close proximity to building allows for easy pick-up and delivery



CORNERSTONE RESEARCH CENTER

PROPERTY HIGHLIGHTS

- Community conference room
- Easy access to Mira Mesa Blvd. and I-805
- Parking Ratio: 3.6 / 1,000 SF
- Quiet professional lab/R&D project in the heart of Sorrento Mesa
- Low lab nets
- Fiber connectivity to the project
- Gas service to the project

SUBLEASE HIGHLIGHTS

Asking Rate: \$4.00/sf NNN (\$.31/sf NNN's)

- Fully improved lab space
- In suite restroom
- Kitchenette
- Eye washing station
- Exterior suite signage

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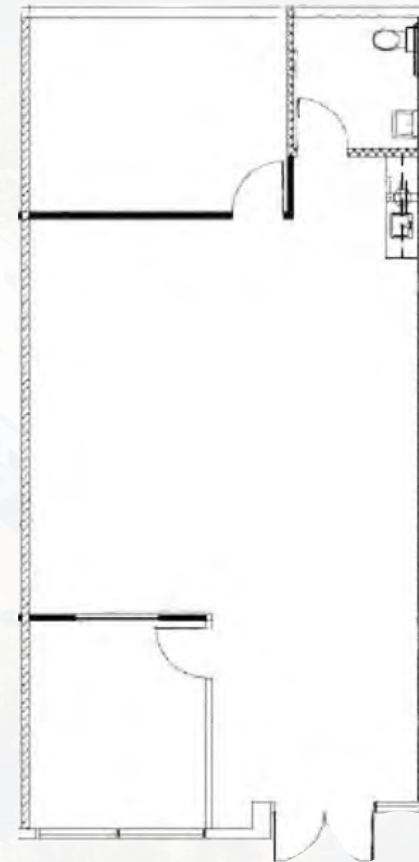
CORNERSTONE

RESEARCH CENTER

AVAILABLE SPACE

**6195 CORNERSTONE COURT
SUITE 104 1,210 RSF**

- Fully improved lab space
- Double door entrance
- In suite restrooms
- Private office/ conference room
- Large storage/server room



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**CUSHMAN &
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CBRE

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