

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

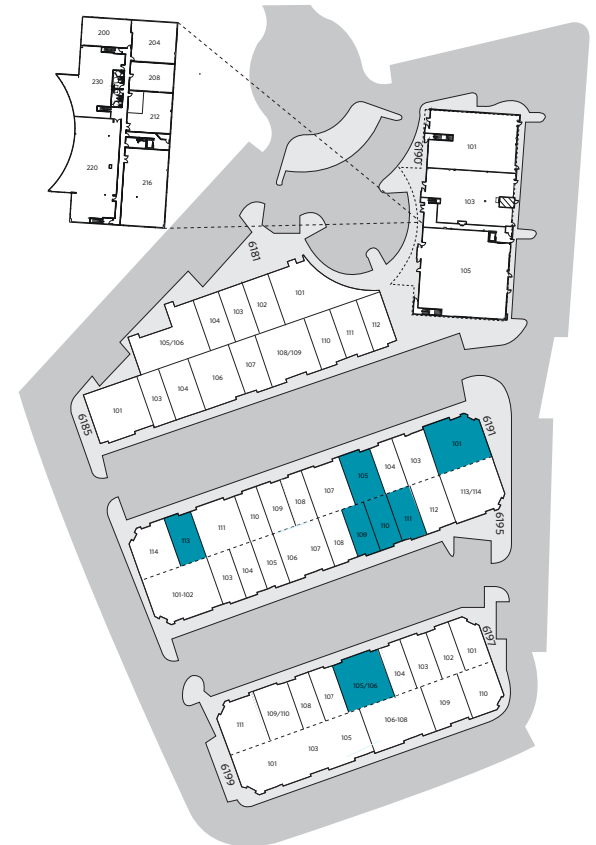
PROPERTY AVAILABILITY



CURRENT AVAILABILITIES

SUITE	SF	RATE	COMMENTS	AVAILABLE
6191 Cornerstone Ct, Suite 101	2,392	\$1.85 PSF NNN	(3) Private offices, (2) restrooms, sink, balance warehouse. (1) grade level loading door.	Available 2/1/2026
6191 Cornerstone Ct, Suite 105	1,881	\$1.85 PSF NNN	Reception/office, (1) private office, (1) restroom, sink, balance warehouse. (1) grade level loading door.	Available 2/1/2026
6191 Cornerstone Ct, Suite 113	1,234	\$1.85 PSF NNN	Reception/office, (1) restroom, sink, balance warehouse. (1) grade level loading door.	Available 2/1/2026
6195 Cornerstone Ct, Suite 109	1,240	\$1.85 PSF NNN	Reception/office, (1) restroom, sink, balance warehouse. (1) grade level loading door. *Divisible with Suite 110 for 2,430 SF	Available 2/1/2026
6195 Cornerstone Ct, Suite 110	1,190	\$1.85 PSF NNN	Reception/office, (1) restroom, sink, balance warehouse. (1) grade level loading door. *Divisible with Suite 109 for 2,430 SF	Available 2/1/2026
6195 Cornerstone Ct, Suite 109/110	2,430	\$1.85 PSF NNN	(2) Reception/office, (s) restrooms, (2) sinks, balance warehouse. (2) grade level loading doors	Available 2/1/2026
6195 Cornerstone Ct, Suite 111	1,285	\$1.85 PSF NNN	Reception/office, (1) restroom, sink, balance warehouse. (1) grade level loading door.	Available Now
6197 Cornerstone Ct, Suite 105/106	2,278	\$1.85 PSF NNN	Reception/office, (1) private office, (1) restroom, sink, balance warehouse. (1) grade level loading door.	Available Now

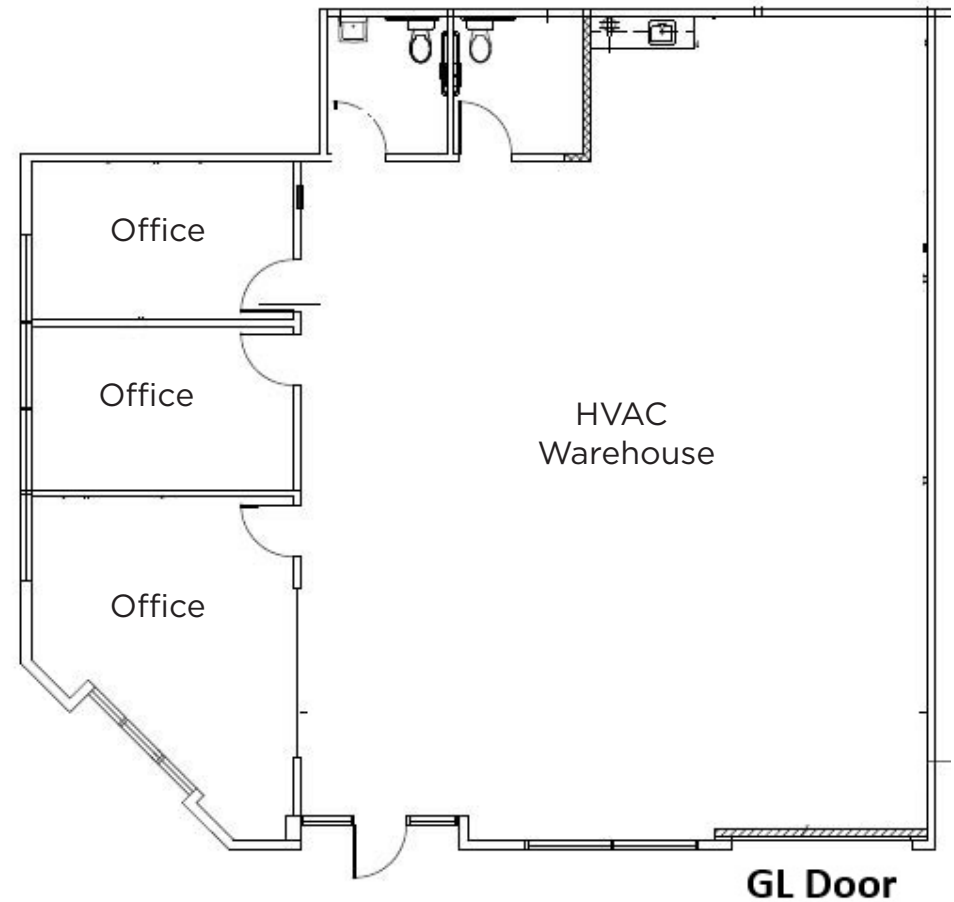
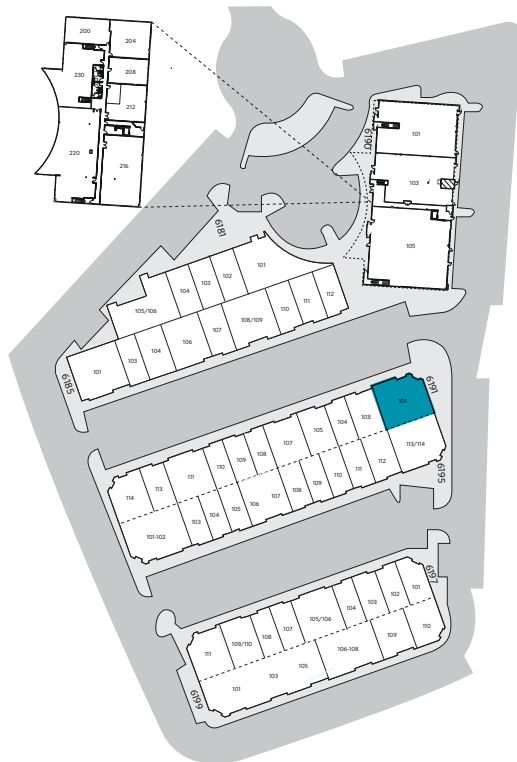
NNNs = \$0.42 PSF



PROPERTY AVAILABILITY

6191 CORNERSTONE COURT SUITE 101

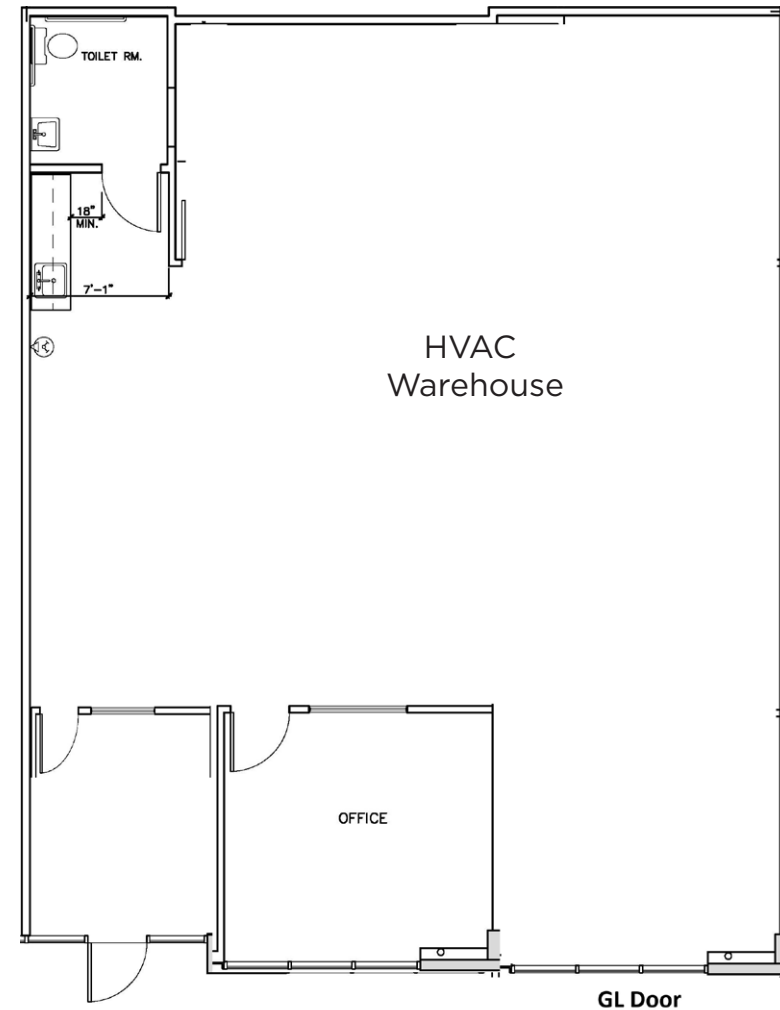
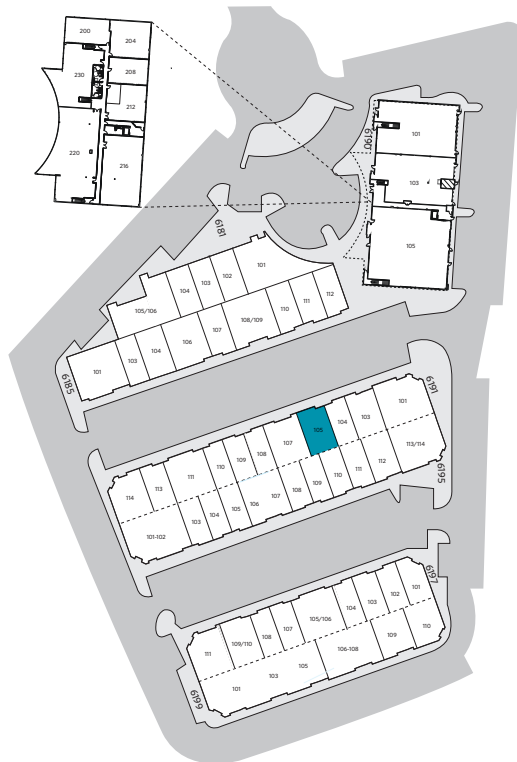
- 2,392 SF Available
- (3) Private offices, (2) restrooms, sink, balance warehouse
- (1) grade level loading door
- \$1.85 PSF NNN (NNNs = \$0.42 PSF)
- Available 2/1/2026



PROPERTY AVAILABILITY

6191 CORNERSTONE COURT SUITE 105

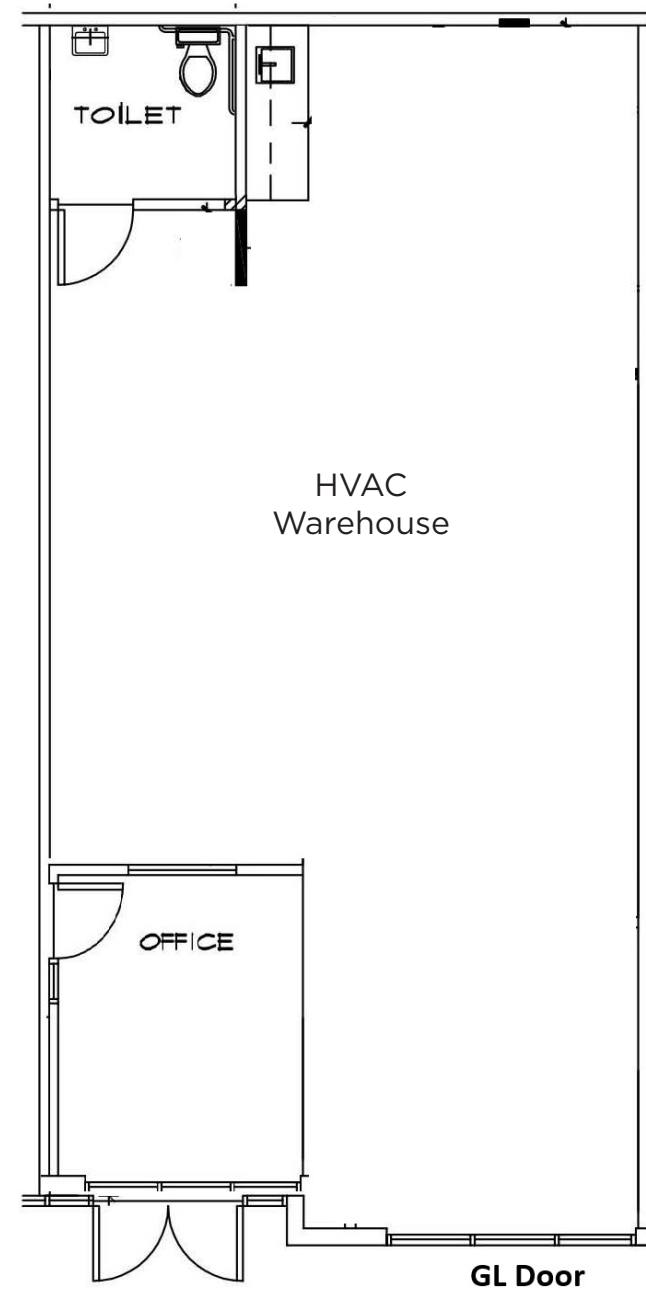
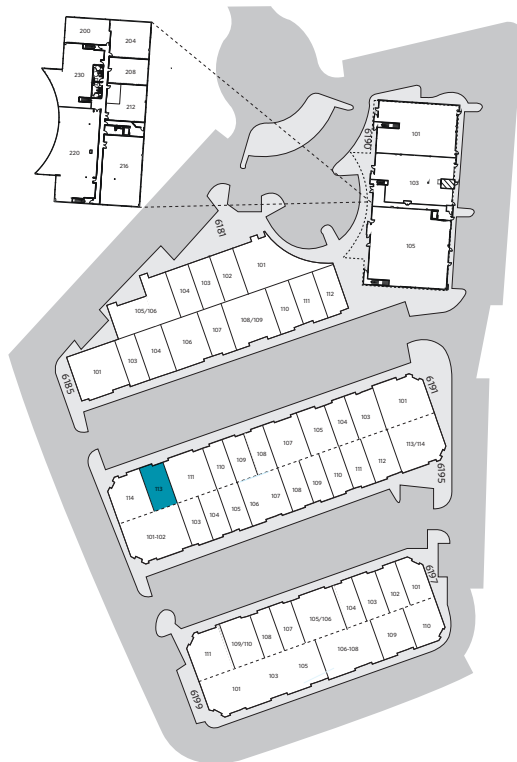
- 1,881 SF Available
- Reception/office, (1) private office, (1) restroom, sink, balance warehouse
- (1) grade level loading door
- \$1.85 PSF NNN (NNNs = \$0.42 PSF)
- Available 2/1/2026



PROPERTY AVAILABILITY

6191 CORNERSTONE COURT SUITE 113

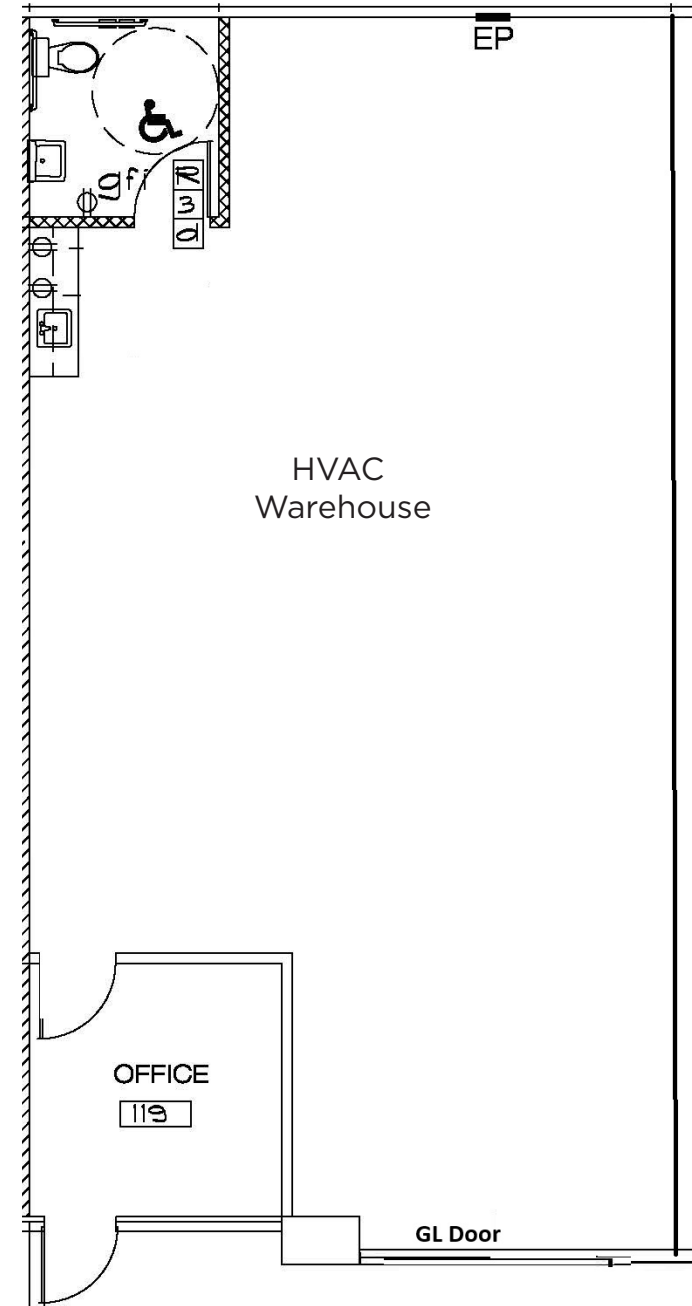
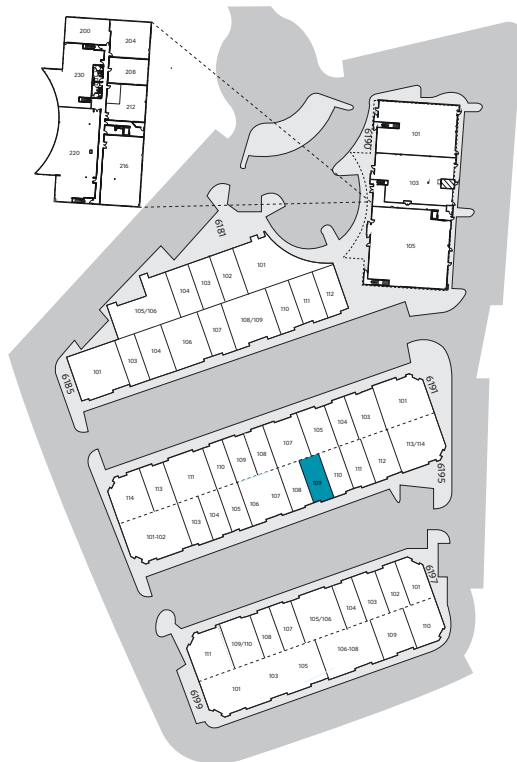
- 1,234 SF Available
- Reception/office, (1) restroom, sink, balance warehouse
- (1) grade level loading door
- \$1.85 PSF NNN (NNNs = \$0.42 PSF)
- Available 2/1/2026



PROPERTY AVAILABILITY

6195 CORNERSTONE COURT SUITE 109

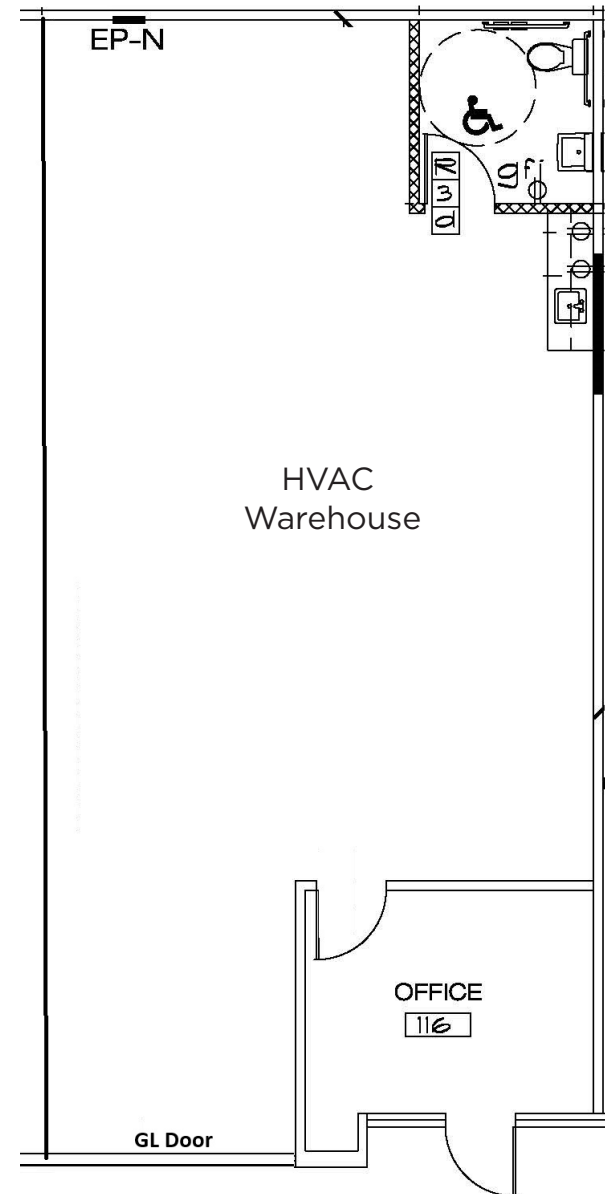
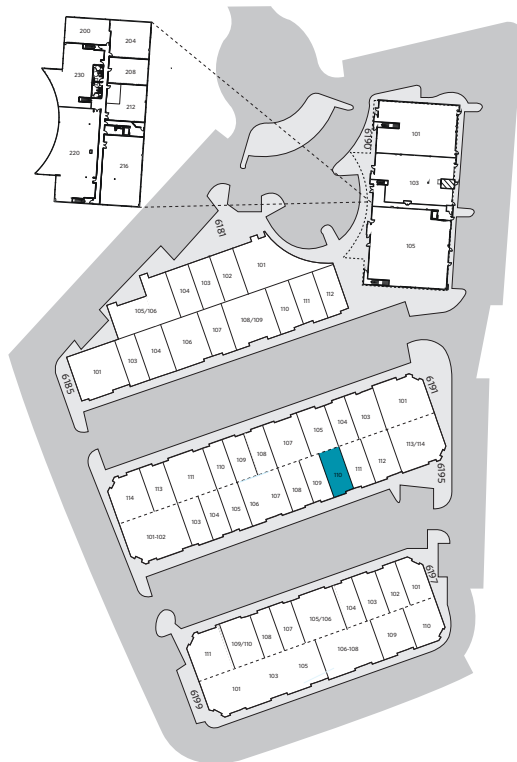
- 1,240 SF Available
- Reception/office, (1) restroom, sink, balance warehouse
- (1) grade level loading door
- \$1.85 PSF NNN (NNNs = \$0.42 PSF)
- Available 2/1/2026
- Divisible with Suite 110 for 2,430 SF



PROPERTY AVAILABILITY

6195 CORNERSTONE COURT SUITE 110

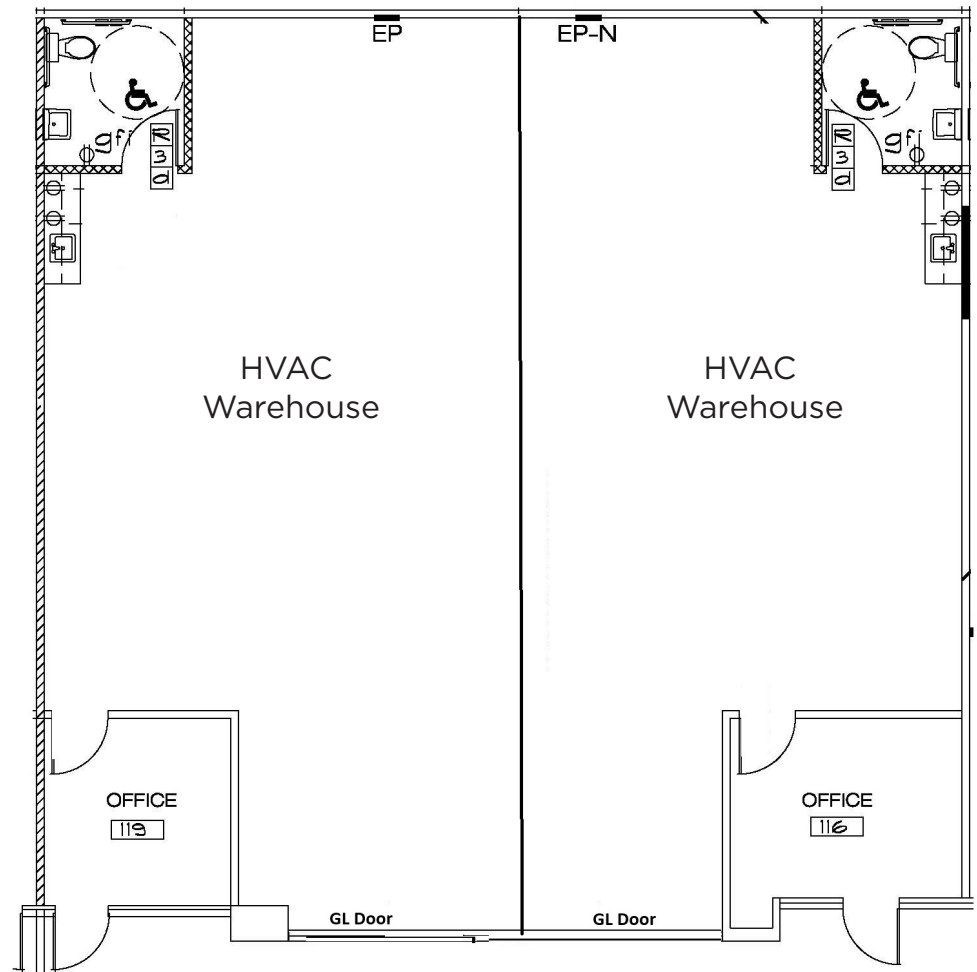
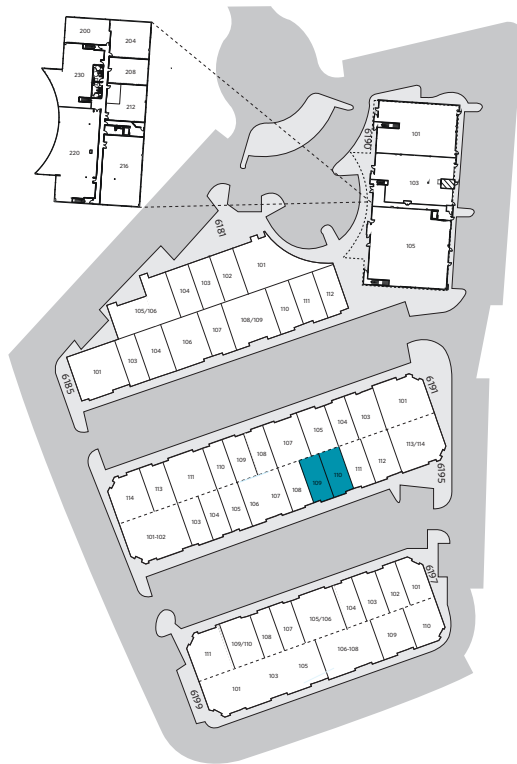
- 1,190 SF Available
- Reception/office, (1) restroom, sink, balance warehouse
- (1) grade level loading door
- \$1.85 PSF NNN (NNNs = \$0.42 PSF)
- Available 2/1/2026
- Divisible with Suite 109 for 2,430 SF



PROPERTY AVAILABILITY

6195 CORNERSTONE COURT SUITE 109/110

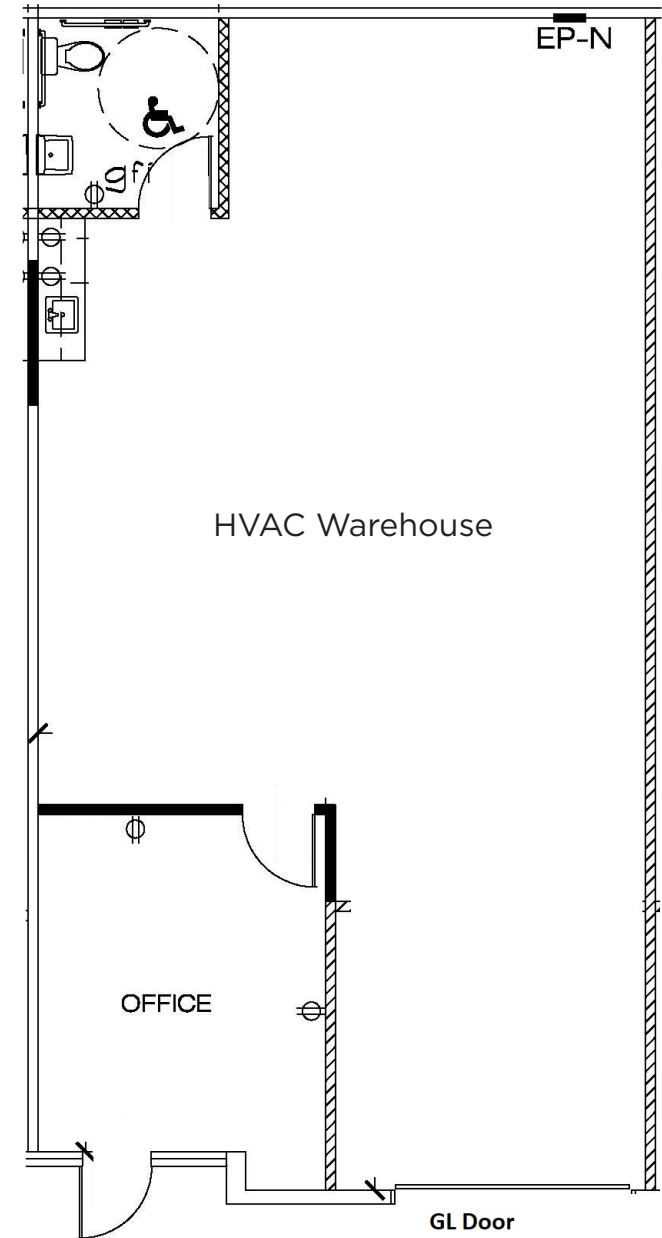
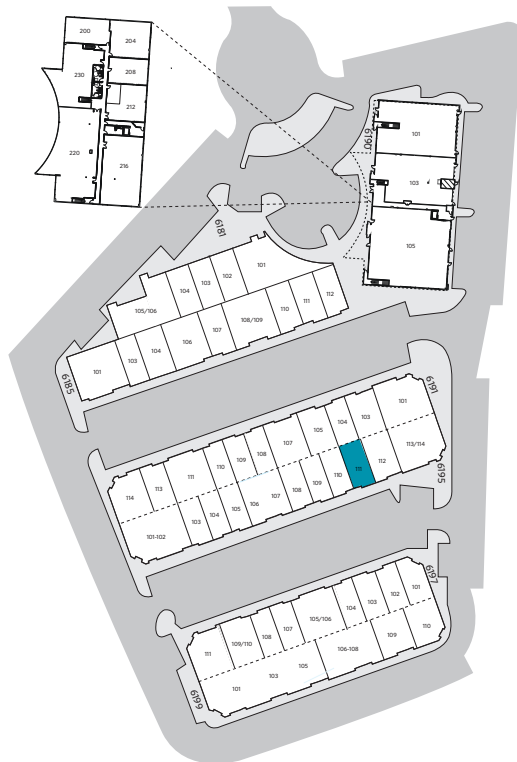
- 2,430 SF Available
- (2) Reception/office, (2) restrooms, (2) sinks, balance warehouse
- (2) grade level loading doors
- \$1.85 PSF NNN (NNNs = \$0.42 PSF)
- Available 2/1/2026



PROPERTY AVAILABILITY

6195 CORNERSTONE COURT SUITE 111

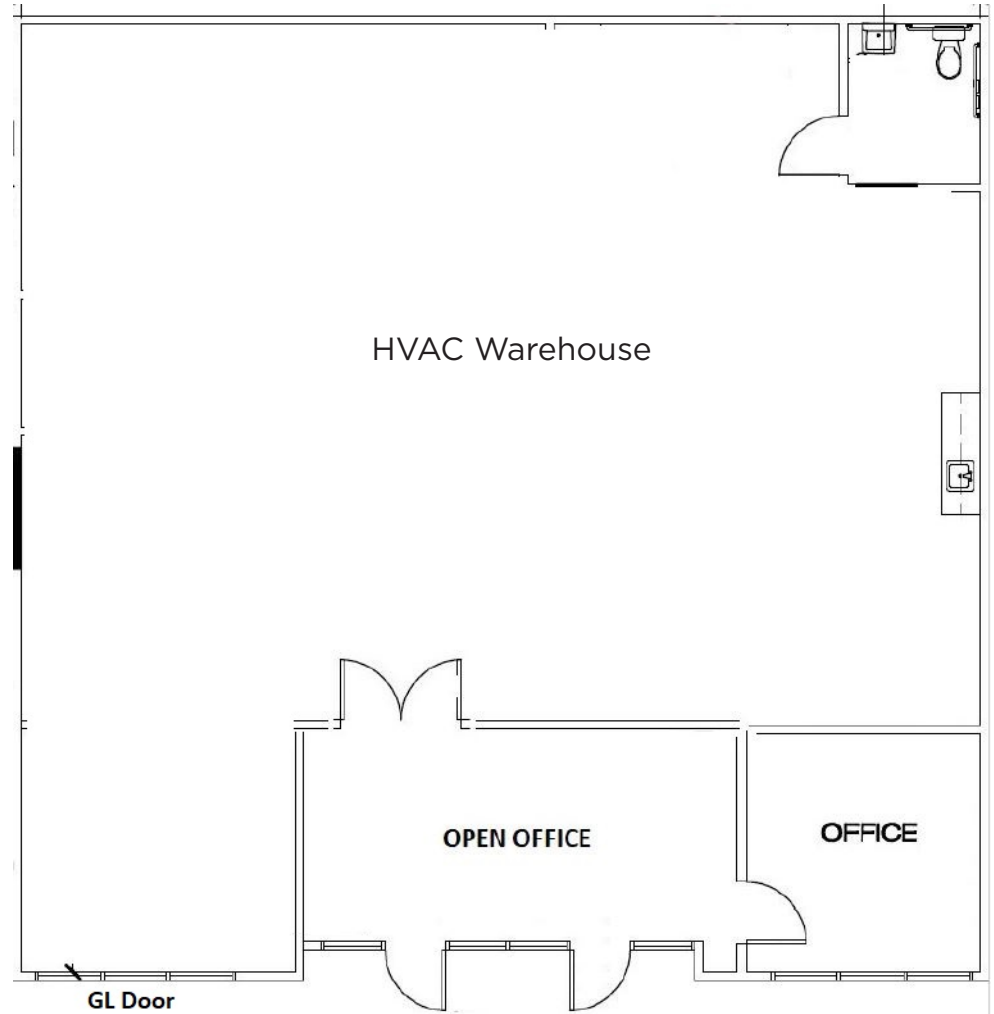
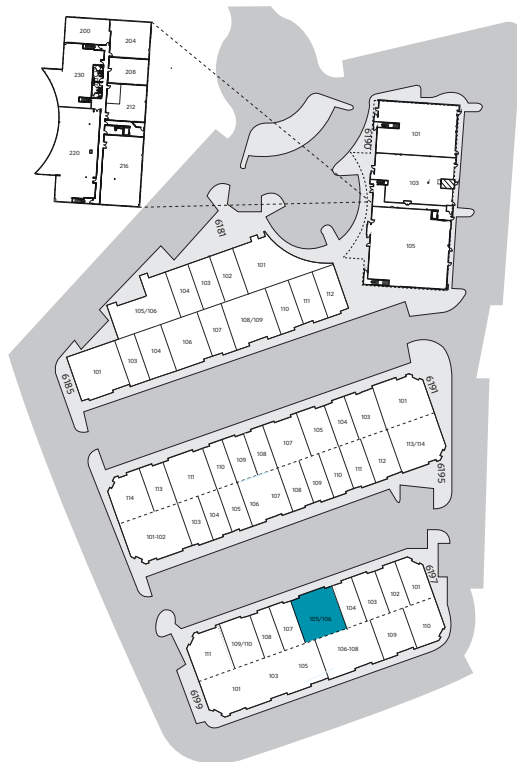
- 1,285 SF Available
- Reception/office, (1) restroom, sink, balance warehouse
- (1) grade level loading door
- \$1.85 PSF NNN (NNNs = \$0.42 PSF)
- Available now



PROPERTY AVAILABILITY

6197 CORNERSTONE COURT SUITE 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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