

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

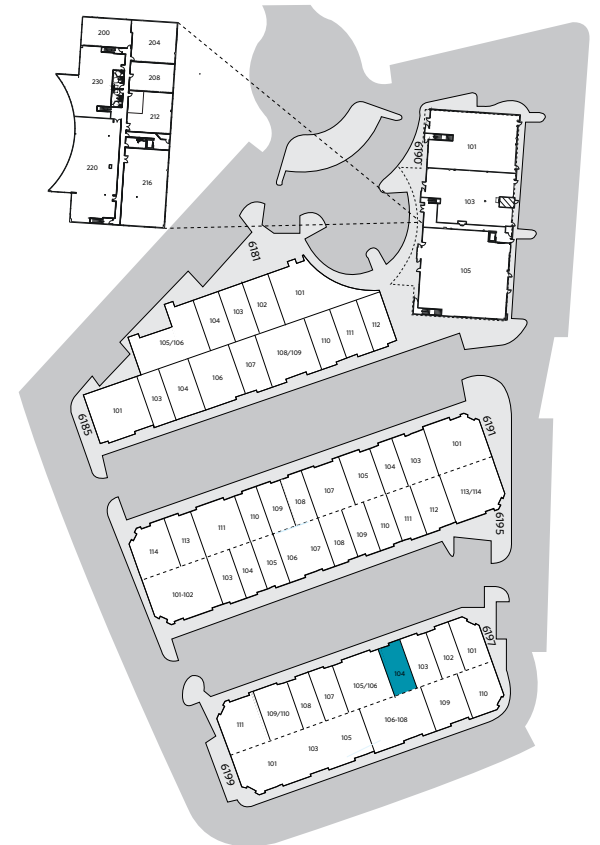
PROPERTY AVAILABILITY



CURRENT AVAILABILITIES

SUITE	SF	RATE	COMMENTS	AVAILABLE
6197 Cornerstone Ct, Suite 104	1,142	\$1.95 PSF NNN	Reception/office, (1) restroom, sink, balance warehouse. 100% HVAC. (1) grade level loading door.	Available 7/15/2026

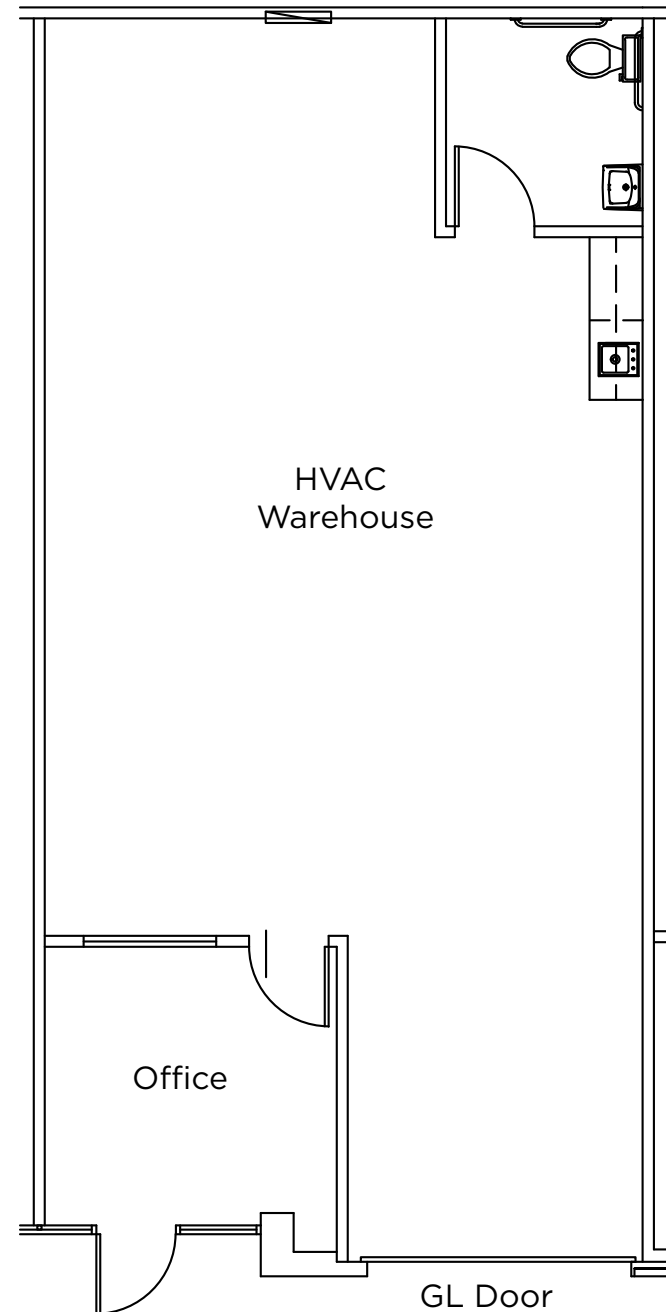
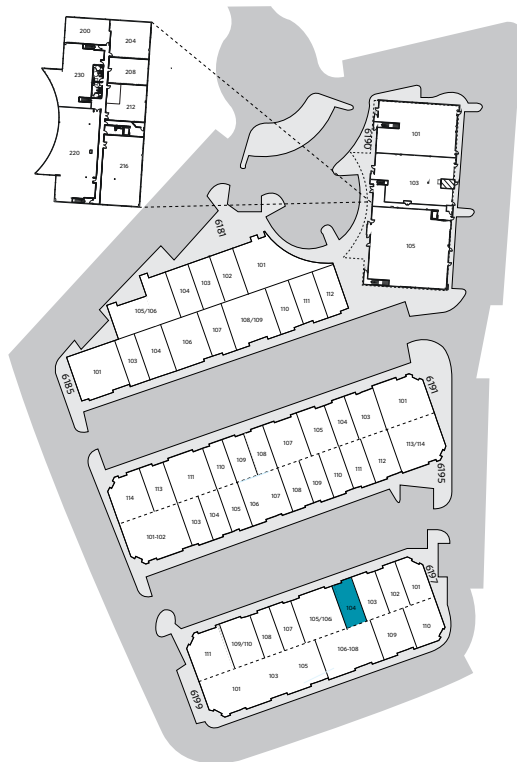
NNNs = \$0.42 PSF



PROPERTY AVAILABILITY

6197 CORNERSTONE COURT SUITE 104

- 1,142 SF Available
- Reception/office, (1) restroom, sink, balance warehouse. 100% HVAC.
- (1) grade level loading door
- \$1.95 PSF NNN (NNNs = \$0.42 PSF)
- Available 7/15/2026



PROPERTY LOCATION



CARROLL CANYON RD

OBERLIN DR

LUSK BLVD

MIRA MESA BLVD

CORNERSTONE CT

PACIFIC HEIGHTS BLVD

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