

# CORNERSTONE

RESEARCH CENTER



LAB SPACE FOR LEASE IN WESTERN SORRENTO MESA  
6181-6199 CORNERSTONE COURT | SAN DIEGO, CA 92121

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### RESEARCH CENTER

- Move-in ready light lab spec suites.
- Flexible floor plates with contiguous combination options.
- Mix of flex lab and office spaces with lab support rooms, shipping and receiving areas, private, in-suite restrooms and kitchenettes.
- Prime location in Western Sorrento Mesa with Easy access to Mira Mesa Blvd and I-805.
- Quiet professional lab/R&D project in the heart of Sorrento Mesa.
- Communal conference room and kitchen available to all tenants in the park and free of charge to use.
- Ability to rent individual benches and chemical fume hoods from ownership.
- Low lab nets \$0.37/SF.
- Office nets \$0.50/SF.
- 4% management fee
- Fiber connectivity to the project.
- Gas service to the project.
- Cargo Café on-site serving coffee/smoothies, food and more.



SHARED  
CONFERENCE  
ROOM



PARKING RATIO  
3.6/1,000SF



PROFESSIONAL  
LAB/R&D PROJECT



CAFÉ ON-SITE

## Site Plan

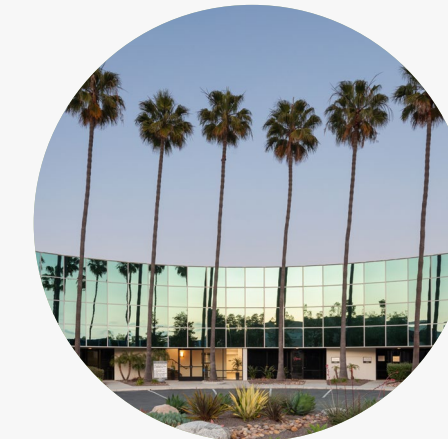


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## Availability

Building	Suite	RSF	Description	Available
6185	101	2,277	3 lab support rooms, 1 conference room, break room, storage, open lab area.	Spec
6190	220	4,522	Move-in ready office space, 8 private offices, conference room, kitchen, open bullpen area and abundant natural light.	Available

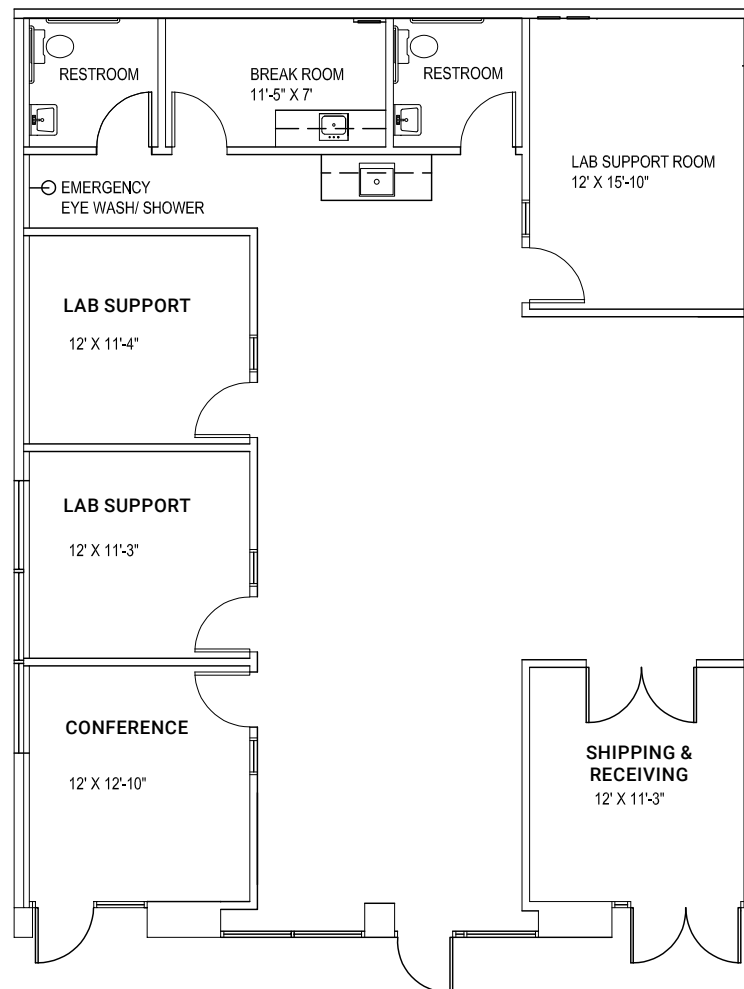


## 6185 Cornerstone Ct.

- 2,277 RSF
- 3 lab support rooms, 1 conference room, break room, storage, open lab area with sink, 1 restroom
- Spec Suite Available

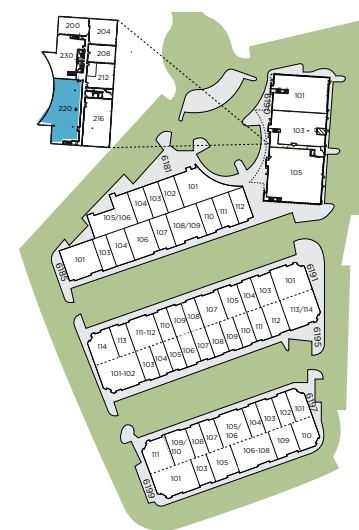


### Suite 101

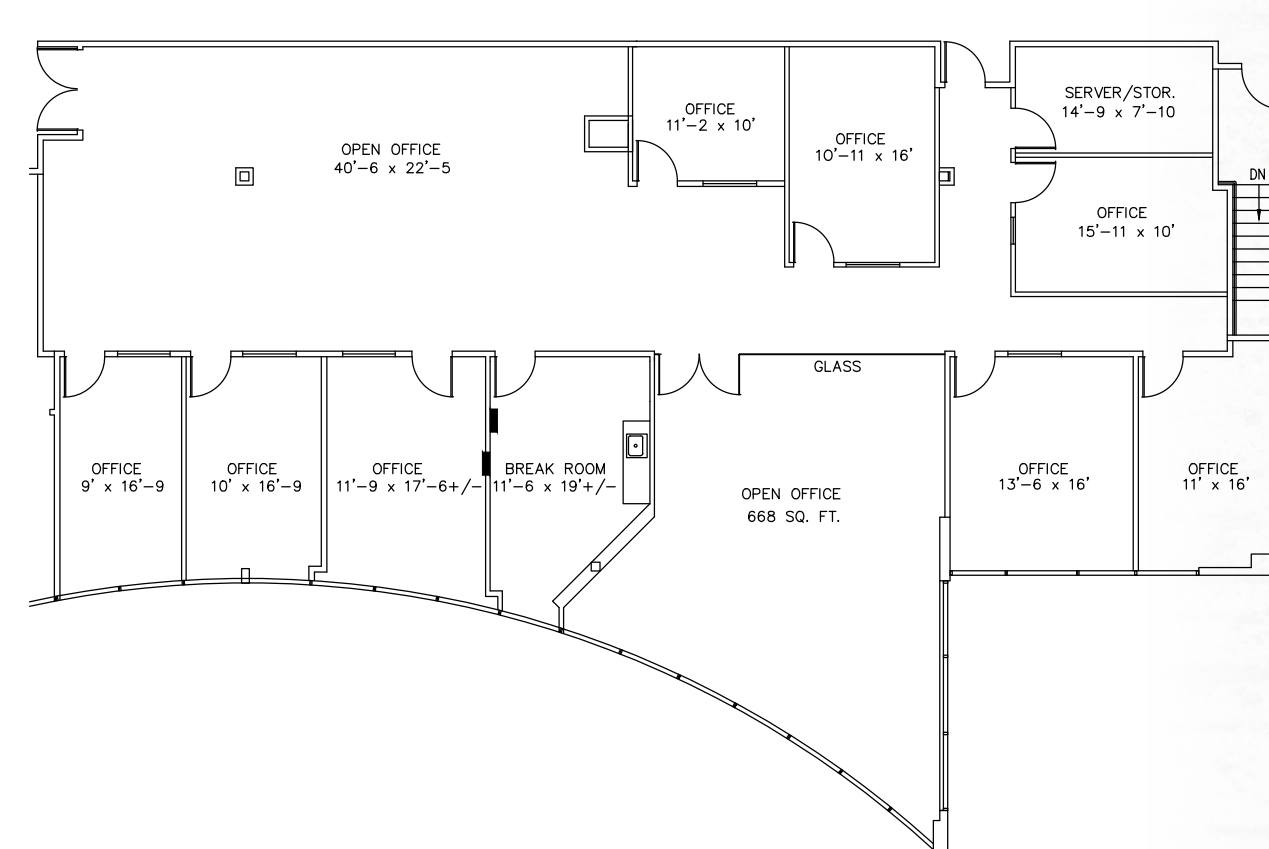


## 6190 Cornerstone Ct.

- 4,522 RSF
- Move-in ready office space, 8 private offices, conference room, kitchen, open bullpen area, abundant natural light
- Available



### Suite 220





# NEIGHBORHOOD



**C**  
CORNERSTONE  
RESEARCH CENTER



## CORNERSTONE

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