



FOUNTAIN PLAZA

6042-6048 CORNERSTONE COURT W.
SAN DIEGO, CA 92121

3,157 SF - 8,388 RSF
OFFICE/R&D SPACE
AVAILABLE FOR LEASE

~ \$1.75 NNN "AS IS" ~

* FIRST YEAR PROMOTIONAL RATE

GARRETT FENA, SIOR

LIC #01909122

858.458.3318 | GFENA@VOITCO.COM

TODD HOLLEY, SIOR

LIC #01046508

858.458.3349 | THOLLEY@VOITCO.COM

Voit

REAL ESTATE SERVICES

**1ST YEAR PROMOTIONAL RATE
FOR ALL LEASES SIGNED BY JUNE 30, 2026**




**SELECT SUITES FURNISHED
INCLUDING LAB FF&E!
\$1.75 NNN “AS IS”**

This four (4) building multi-tenant office/R&D/biotech facility located in San Diego offers multiple office and lab spaces. Located within Sorrento Mesa, one of the most desirable submarkets of San Diego County, Fountain Plaza is ideally situated in the hub for high technology and biotech users and offers tenants a very competitively priced lab location.






0.86 AC
LAND ACRES

24'
CLEAR HEIGHT



IL-2-1
ZONING





3,157-8,388 RSF
AVAILABILITY




TWO
STORIES




2/70/1,000 SF
PARKING RATIO



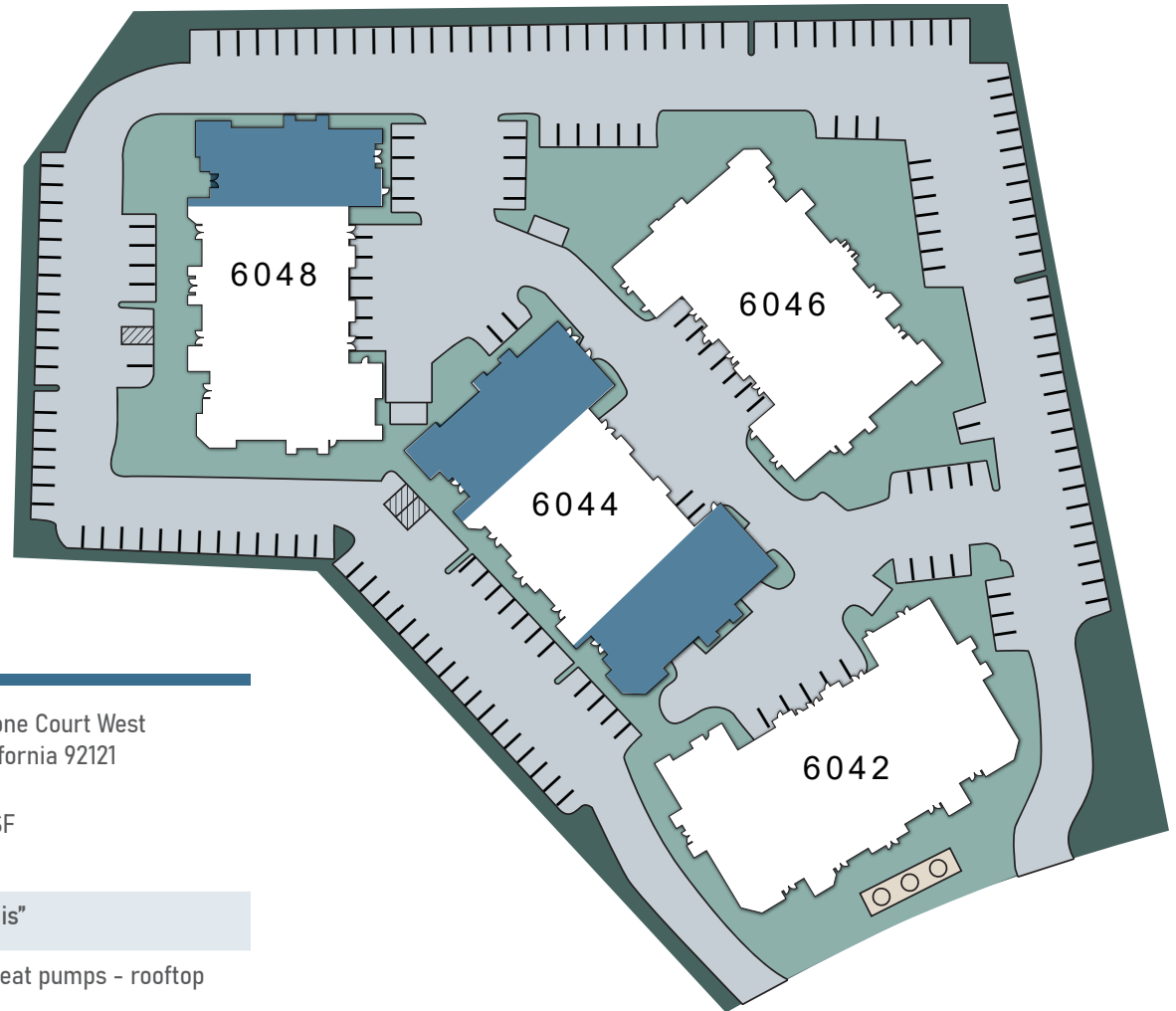
1989
YEAR BUILT




MULTI
TENANCY



CURRENT AVAILABILITIES



ADDRESS:	6044 Cornerstone Court West San Diego, California 92121	6048 Cornerstone Court West San Diego, California 92121
AVAILABLE:	Suite A: 3,157 SF Suite E: 8,388 SF	Suite A: 5,896 SF
LEASE RATE:	*\$1.75 NNN "As is"	*\$1.75 NNN "As is"
HVAC SYSTEM:	Water source heat pumps - rooftop package units	Water source heat pumps - rooftop package units
CABLING:	AT&T & Cox Cable	AT&T & Cox Cable
ZONING:	IL-2-1	IL-2-1
YEAR BUILT:	1989	1989
NOTES:	Lab Space; Existing Vivarium	Lab Space/Office Space



*Promotional Rate Through June 30, 2026

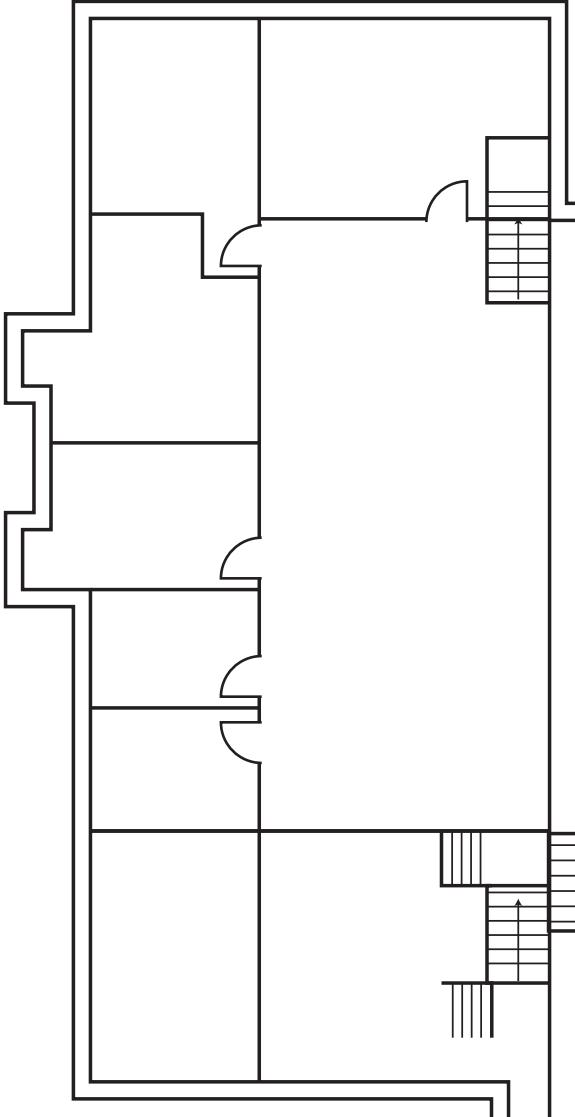
6044 CORNERSTONE COURT

SUITE A

3,157 SF



SECOND FLOOR



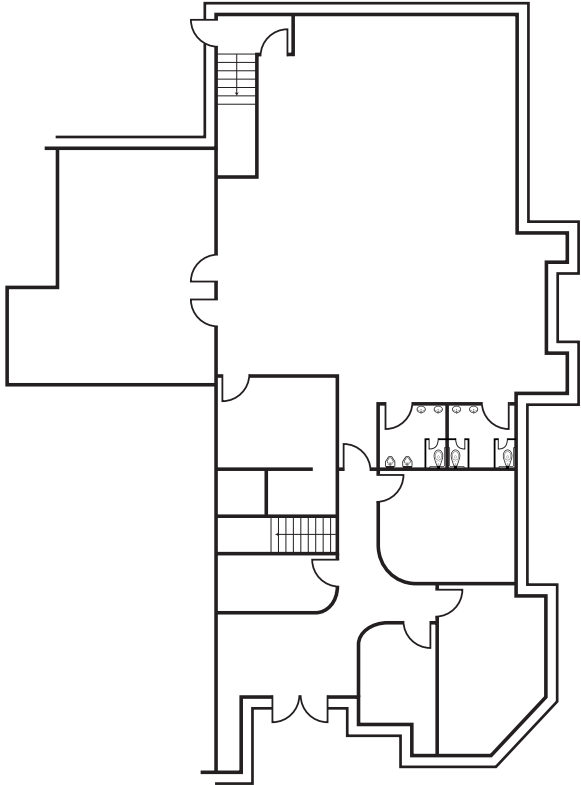
6044 CORNERSTONE COURT

SUITE E

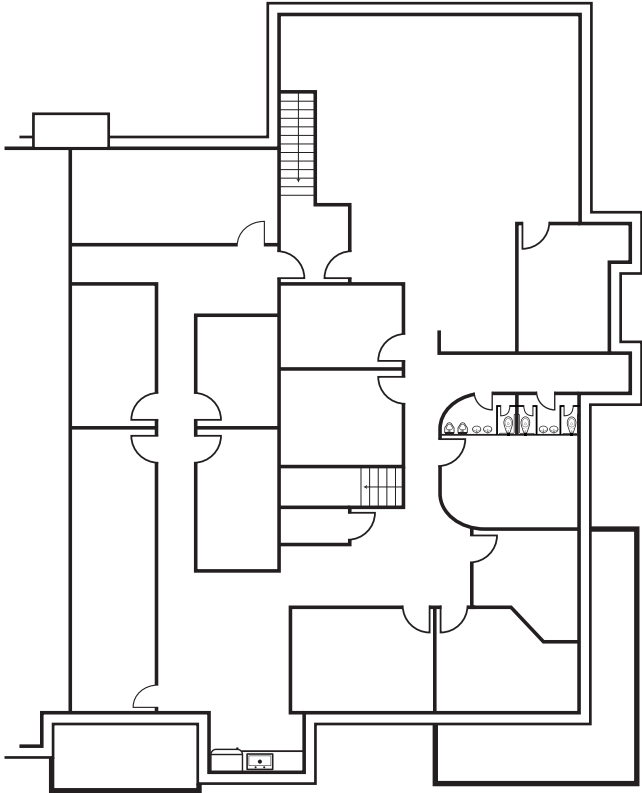
8,388 SF



FIRST FLOOR



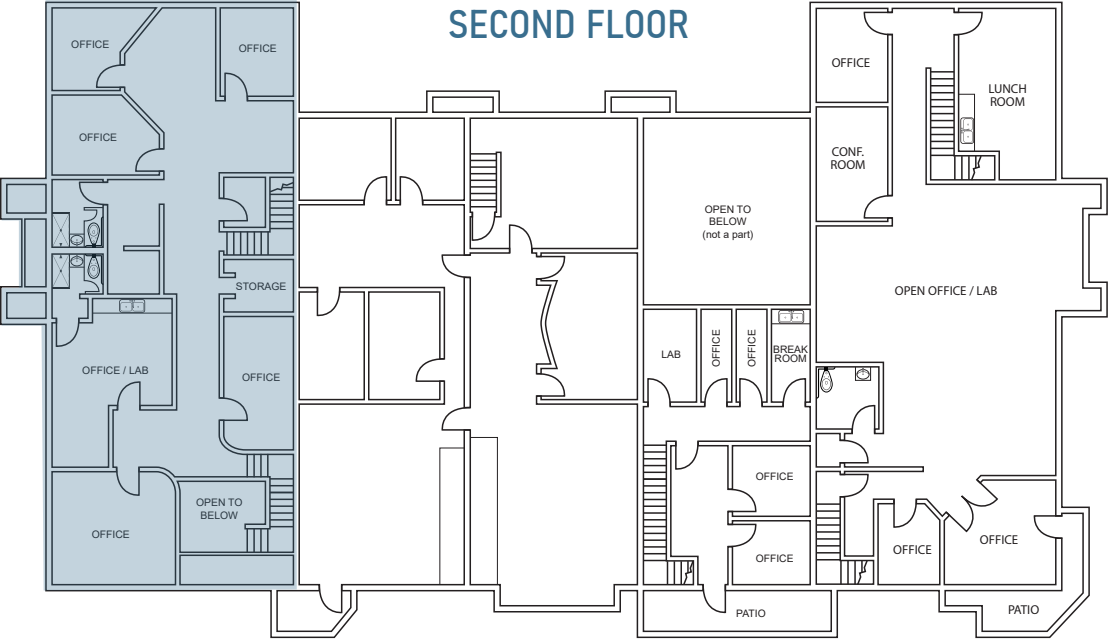
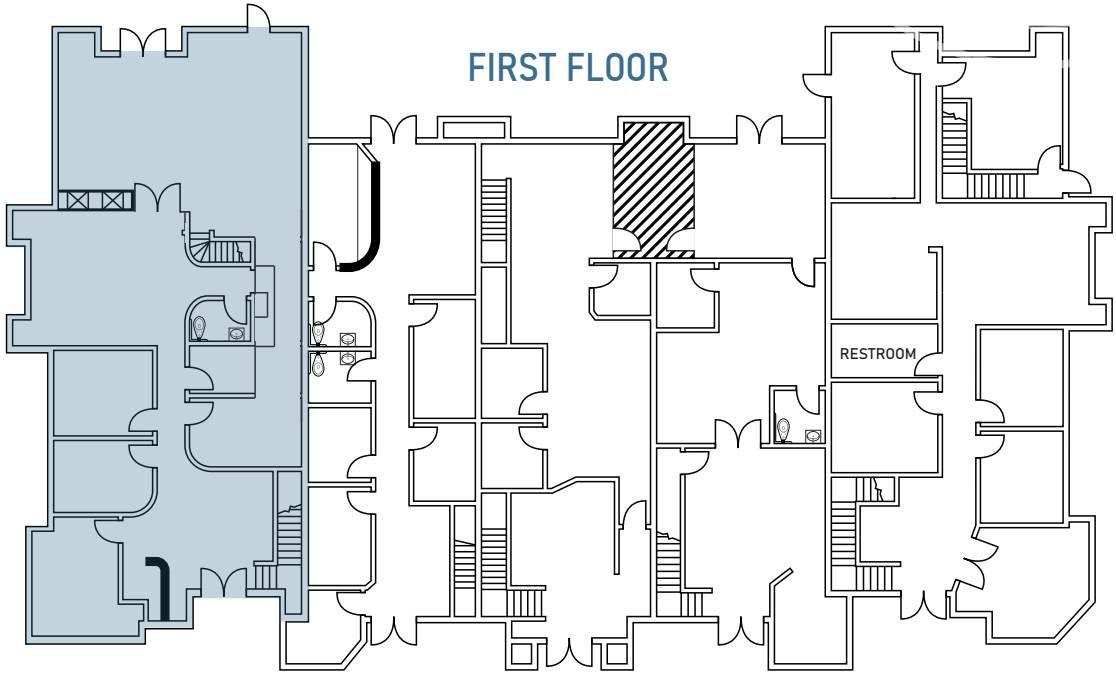
SECOND FLOOR

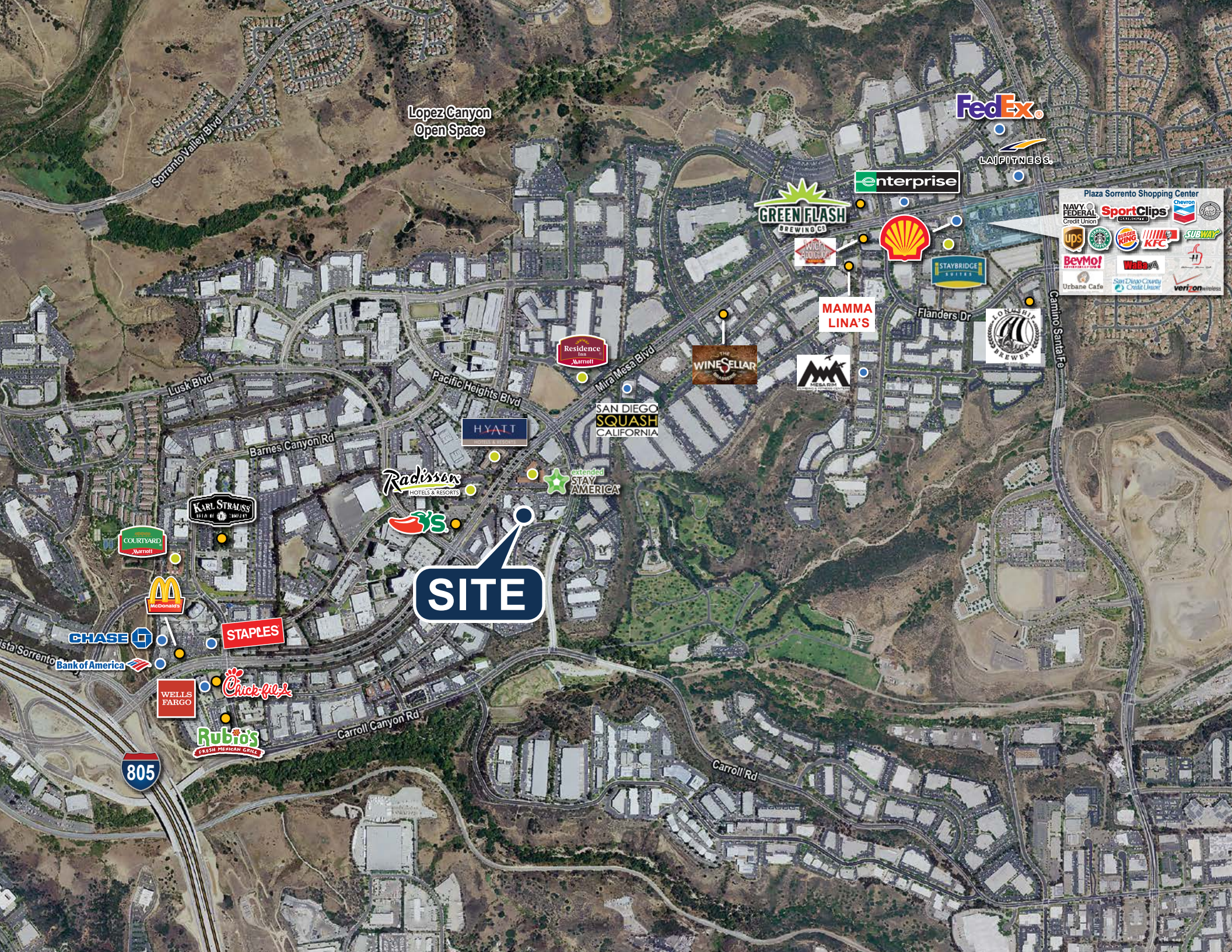


6048 CORNERSTONE COURT

SUITE A

5,896 SF





Lopez Canyon
Open Space

Sorrento Valley Blvd



Flanders Dr



Plaza Sorrento Shopping Center



SAN DIEGO
SQUASH
CALIFORNIA



Carroll Rd



Garrett Fena, SIOR

Senior Vice President/Partner | Lic #01909122
858.458.3318 | gfena@voitco.com

Todd Holley, SIOR

Senior Vice President/Partner | Lic #01046508
858.458.3349 | tholley@voitco.com

4180 La Jolla Village Drive, Suite 100, La Jolla, CA 92037 • 858.453.0505 • 858.408.3976 Fax • Lic #01991785 • www.voitco.com

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