

CORNERSTONE

RESEARCH CENTER



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

CORNERSTONE



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- 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	110	1,174	Office, lab support room, open lab area	Available
6197	101	1,064	Office	10/1/2026
6197	103	1,166	Office, GL door	9/1/2026



6185 Cornerstone Ct.

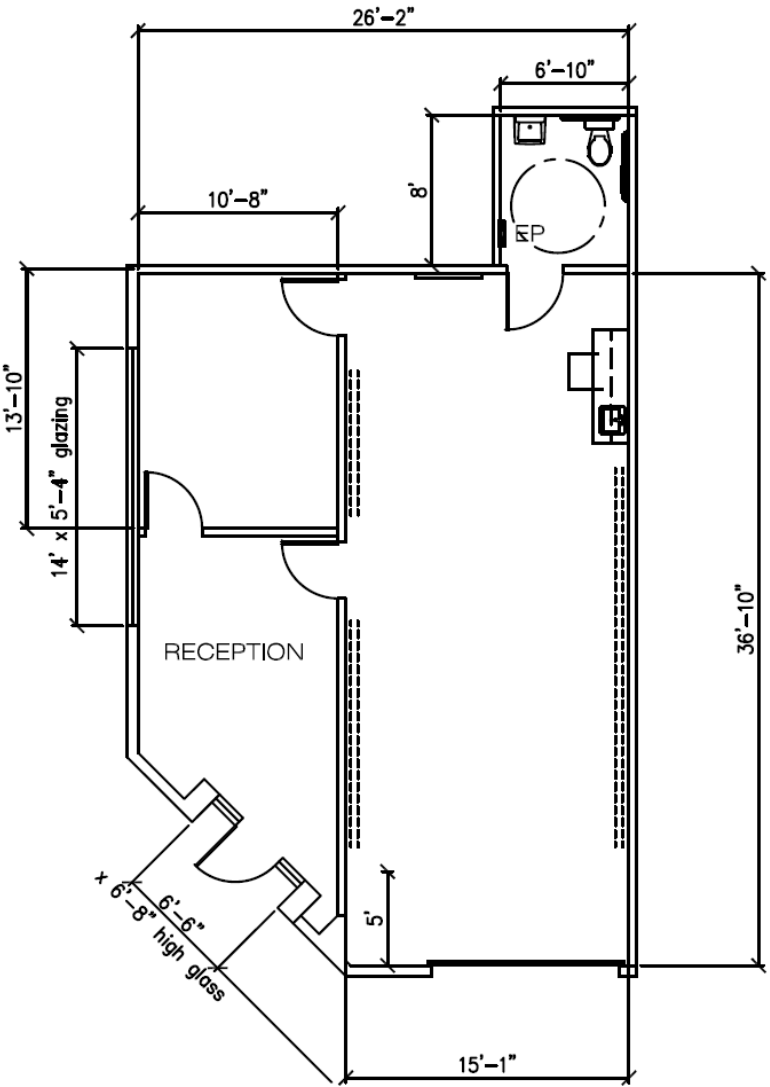
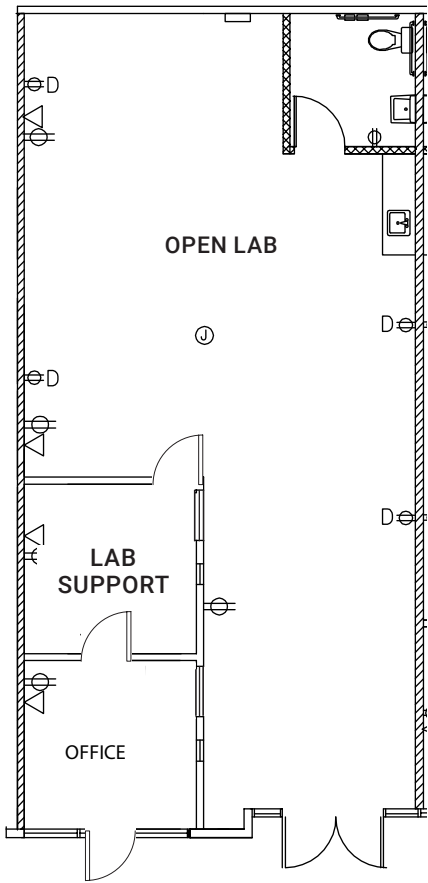
6197 Cornerstone Ct.

Suite 110

Suite 101

- 1,174 RSF
- Office, lab support room, open lab area
- Available

- 1,064 RSF
- Available 10/1/2026

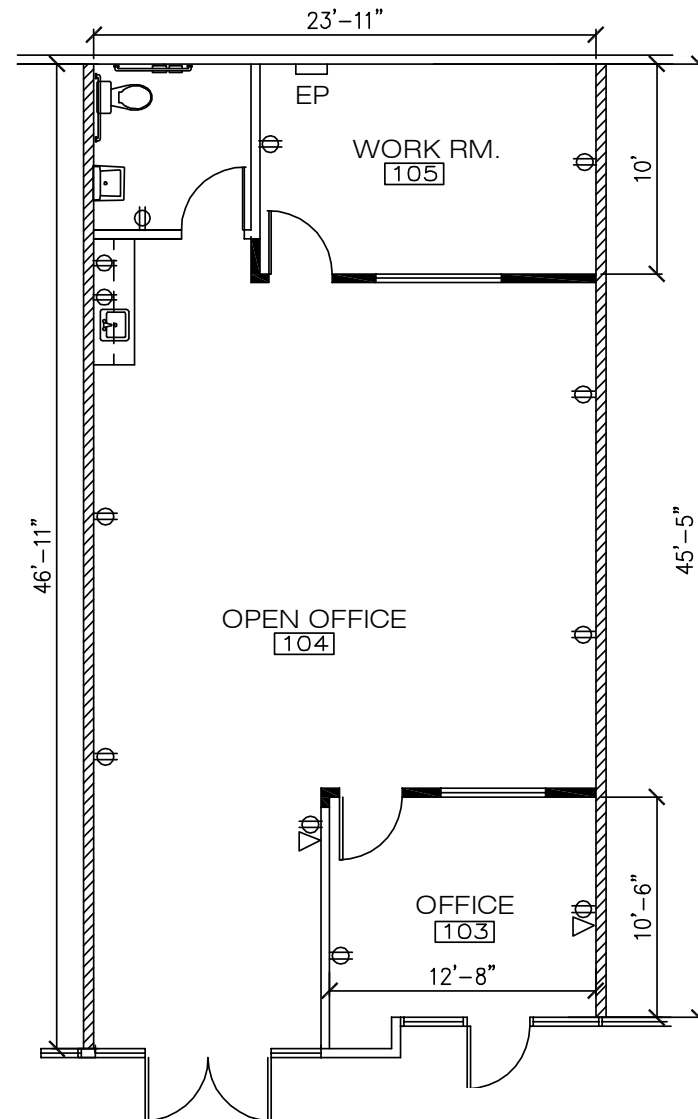


6197 Cornerstone Ct.

- 1,166 RSF
- Available 9/1/2026



Suite 103



NEIGHBORHOOD





C O R N E R S T O N E

RESEARCH CENTER

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H.G. FENTON COMPANY

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