



## 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

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**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

1 (ONE)  
ELEVATOR SERVED



IL-2-1  
ZONING




3,157-8,388 RSF  
AVAILABILITY




1989  
YEAR BUILT

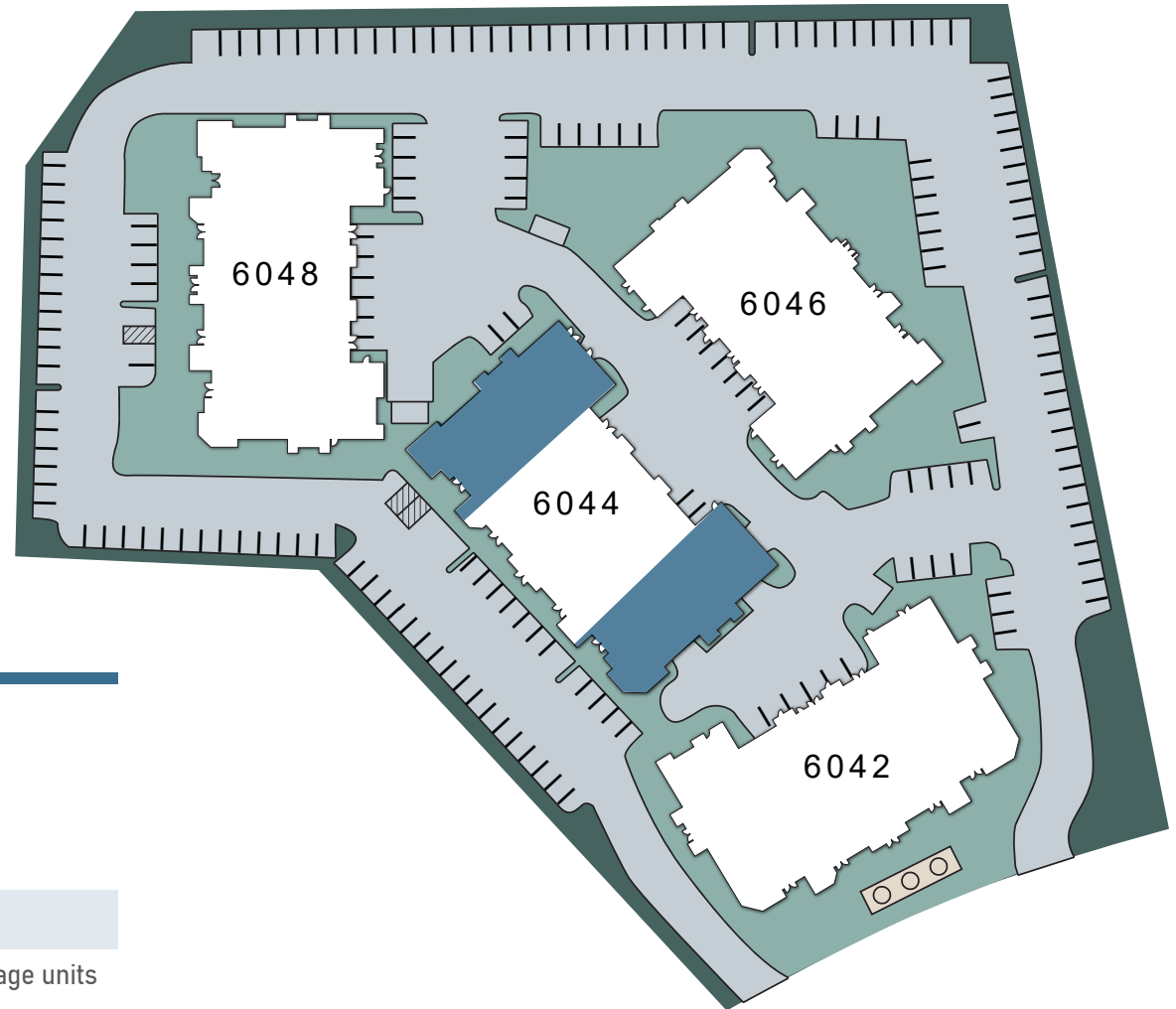



TENANT  
SIGN

MULTI  
TENANCY



# CURRENT AVAILABILITIES



**ADDRESS:**

6044 Cornerstone Court West  
San Diego, California 92121

**AVAILABLE:**

Suite A: 3,157 SF  
Suite E: 8,388 SF

**LEASE RATE:**

\*\$1.75 NNN "As is"

**HVAC SYSTEM:**

Water source heat pumps - rooftop package units

**CABLING:**

AT&T & Cox Cable

**ZONING:**

IL-2-1

**YEAR BUILT:**

1989

**NOTES:**

Lab Space; Existing Vivarium

\*Promotional Rate Through June 30, 2026



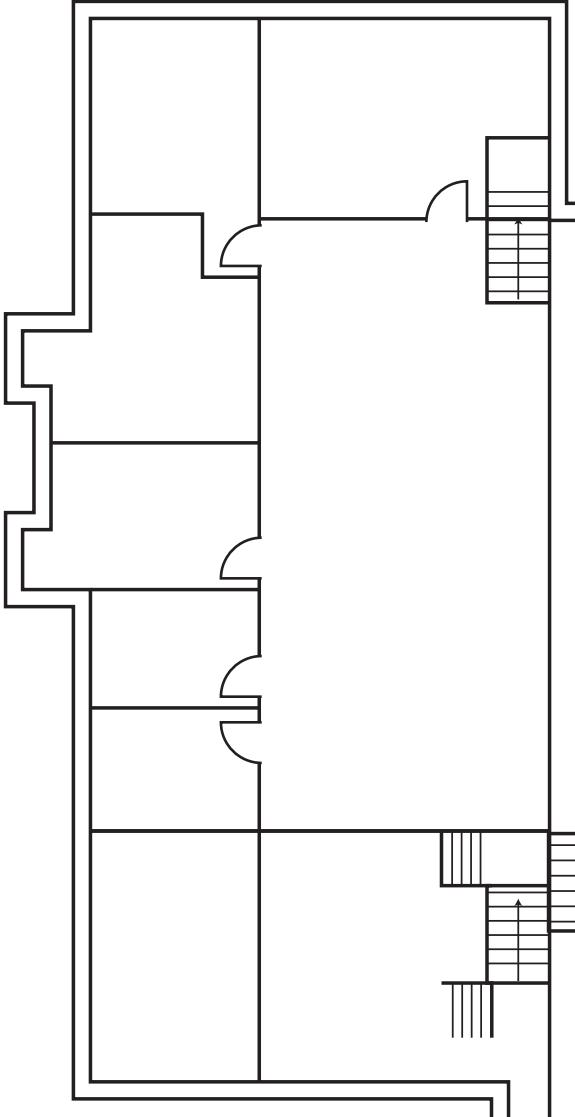
# 6044 CORNERSTONE COURT

SUITE A

3,157 SF



SECOND FLOOR



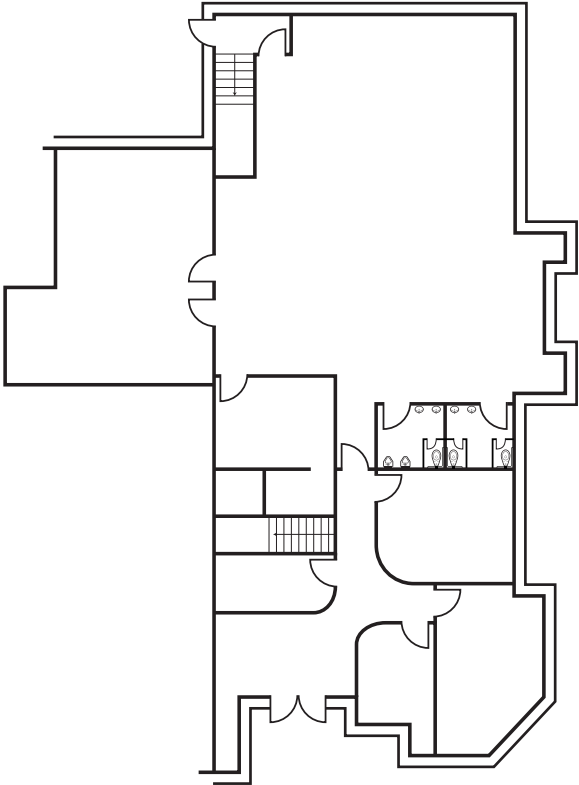
# 6044 CORNERSTONE COURT

SUITE E

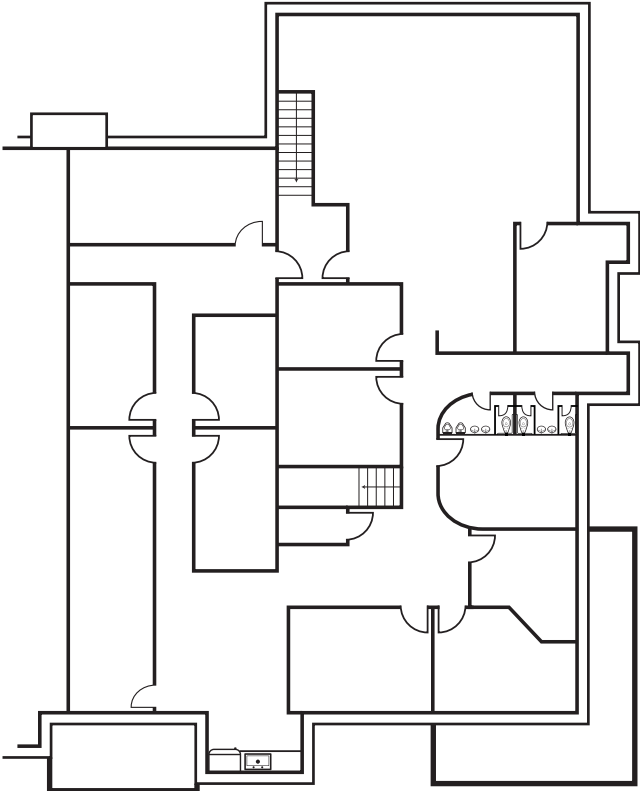
8,388 SF

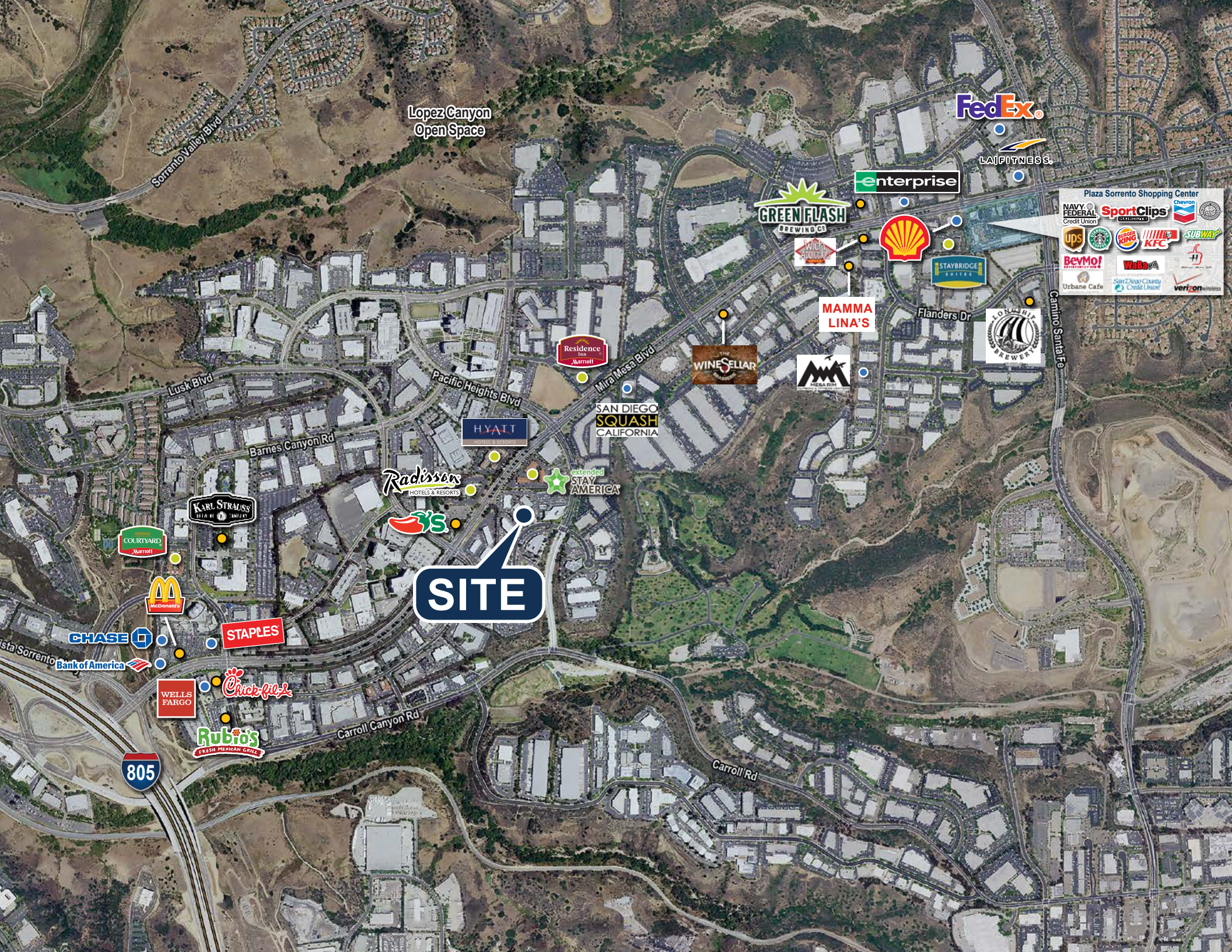


FIRST FLOOR



SECOND FLOOR





Lopez Canyon Open Space

Sorrento Valley Blvd

FedEx

LAIFITNESS

enterprise

GREEN FLASH BREWING CO

Plaza Sorrento Shopping Center

- Navy Federal Credit Union
- SportClips
- Chevron
- UPS
- Starbucks
- Wendy's
- Wendy's KFC
- Subway
- BevMo!
- Waba
- Urbane Cafe
- San Diego County Credit Union
- Verizon



STAYBRIDGE SUITES

MAMMA LINA'S

Flanders Dr



Residence Inn Marriott



SAN DIEGO SQUASH CALIFORNIA

HYATT

Pacific Heights Blvd

Mira Mesa Blvd

Radisson HOTELS & RESORTS

extended STAY AMERICA

SITE

Lusk Blvd

Barnes Canyon Rd

KARL STRAUSS

COURTYARD Marriott



CHASE

Bank of America

STAPLES

WELLS FARGO



Rubio's FRESH MEXICAN GRILL

Carroll Canyon Rd

805

Carroll Rd

Camino Santa Fe



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