

6020

cornerstone

for lease

6020 CORNERSTONE COURT WEST | SAN DIEGO, CA

NEW RATE PROMOTION!
\$2.25/SF + E
FOR NEW LEASES
SIGNED BY DECEMBER 31, 2026

CBRE

Building Features & Amenities



**BUILDING SIZE:
43,210 RSF**



**PARKING RATIO:
4.0/1,000 USF,
PARTIALLY COVERED**



**SHOWERS ON
THE GROUND
FLOOR**



**FIBER PROVIDED
BY COX AND
SPECTRUM**



**LEASE RATE:
\$2.25/SF +
ELECTRICITY**



**LENGTH OF
LEASE TERM:
FLEXIBLE**



**EASY ACCESS TO
INTERSTATE 805 VIA
CARROLL CANYON
ROAD AND MIRA MESA
BOULEVARD**



**BUILDING
EXTERIOR
SIGNAGE AND
MONUMENT
SIGNAGE
AVAILABLE**

Building Availability

SUITE	RSF	LEASE RATE	DESCRIPTION	AVAILABLE	VIRTUAL TOUR
FIRST FLOOR					
105*	3,160	\$2.25/SF + E	Suite features a glass double door exterior entry + entry off main lobby, reception area, conference room, large training room, 3 offices, open area, break room and IT room.	Vacant	
110*	2,560	\$2.25/SF + E	Suite features reception 4 private offices, copy area, coffee bar and open office area.	Vacant	
*Suites 105 and 110 can be combined for 5,720 SF.					
SECOND FLOOR					
200	2,919	\$2.25/SF + E	Suite features reception, 7 private offices, conference room, 2 storage rooms and break room	Vacant	
220	1,233	\$2.25/SF + E	Suite features reception, 2 private offices, lounge, work room, storage and open office area.	Vacant	
230	1,485	\$2.25/SF + E	Suite features reception, 3 private offices, conference room, breakroom, server room and open office area.	12/1/2026	
240	2,872	\$2.25/SF + E	Suite features reception, 2 private offices, server room and open office area. Suite is furnished with reception desk, 10 cubicles and furniture for two offices.	Vacant	
250	2,054	\$2.25/SF + E	Suite features reception area, 2 private offices, conference room, coffee bar and open office area.	12/1/2026	
260	1,612	\$2.25/SF + E	Suite features reception, 1 office, break room and open office area.	Vacant	
270/280	5,128	\$2.25/SF + E	Suite features reception, 9 private offices, light lab with VCT flooring, conference room, break room and open office area. Suite 270/280 is divisible to 2,084 SF & 3,044 SF	Vacant	
*The entire second floor can be combined for 17,303 SF					
THIRD FLOOR					
300**	6,377	\$2.25/SF + E	Suite features reception, 3 private offices, conference room, break room, IT Room and open office area.	Vacant	View Virtual Tour
320**	4,435	\$2.25/SF + E	Suite features reception, 4 offices, conference room, break room, server room, storage and open office area.	Vacant	View Virtual Tour
350**	4,457	\$2.25/SF + E	Suite features above standard finishes throughout extensive window-line with LVT flooring throughout. 3 private offices, 2 conference rooms (including one with sliding barn door) break/kitchen, IT room and large open office area.	Vacant	View Virtual Tour

**The third floor suites can be combined for a total of 15,269 SF

PACIFIC OCEAN



6020

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MIRA MESA BLVD

CORNERSTONE COURT

PACIFIC HEIGHTS BLVD

Local Amenities

Personal Services/Shopping

- 1 Plaza Sorrento
- 2 Sorrento Canyon Golf Center
- 3 Sorrento Court
- 4 Sorrento Mesa Business Center
- 5 Mesa Rim Climbing Center
- 6 LA Fitness
- 7 Exos Gym at Verge
- 8 Planet Fitness
- 9 San Diego Health and Fitness

Business Services

- 1 FedEx Shipping
- 2 The UPS Store
- 3 Minuteman Press
- 4 Public Storage
- 5 Golden Triangle Self Storage
- 6 Sorrento Valley Self Storage

Hotel/Travel

- 1 Residence Inn by Marriott
- 2 Hyatt House
- 3 Country Inn & Suites
- 4 Extended Stay America Suites
- 5 Courtyard by Marriott
- 6 Holiday Inn Express & Suites
- 7 Sonesta ES Suites

Cafes, Restaurants

- 1 Starbucks
- 2 Cargo Cafe
- 3 Fireside Bar & Grill
- 4 Perks
- 5 Gravity Heights
- 6 Madras Cafe Indian Restaurant
- 7 Treehouse
- 8 Tadian Cafe
- 9 The WineSellar & Brasserie
- 10 Karl Strass Brewing Company
- 11 Park Commons
- 12 Punjabi Tandoor
- 13 BHC Chicken
- 14 McDonald's
- 15 Chick-fil-A
- 16 California English
- 17 Moment Sushi
- 18 Karak House Coffee Co.
- 19 Cafe de Anza
- 20 Centerpark Cafe



Floor Plans

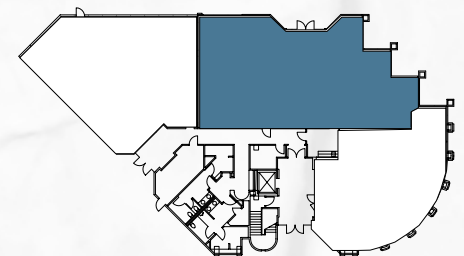
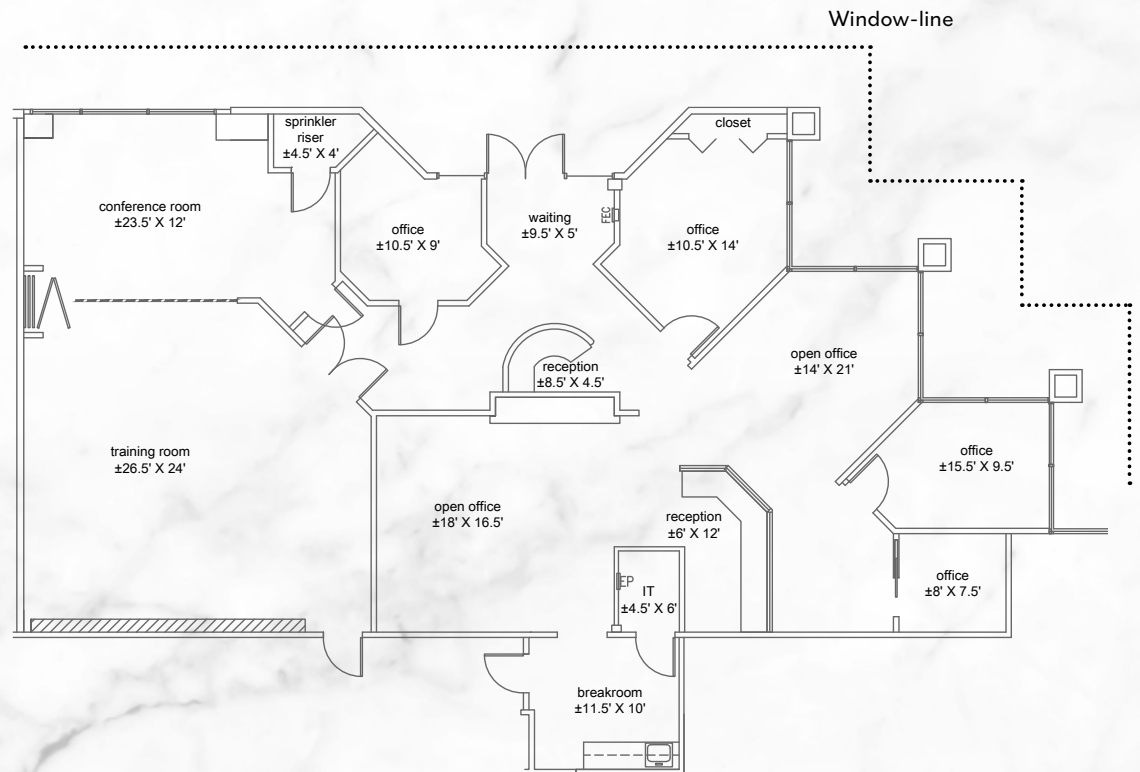
FIRST FLOOR | SUITE

105

As-Built plan

3,160 SF

Suites 105 & 110 can be combined for a total of 5,720 SF.



Floor Plans

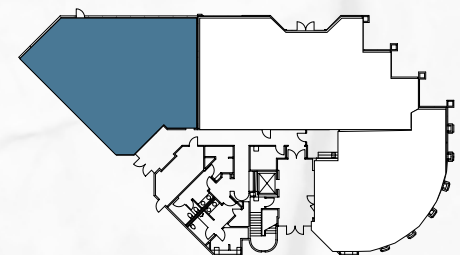
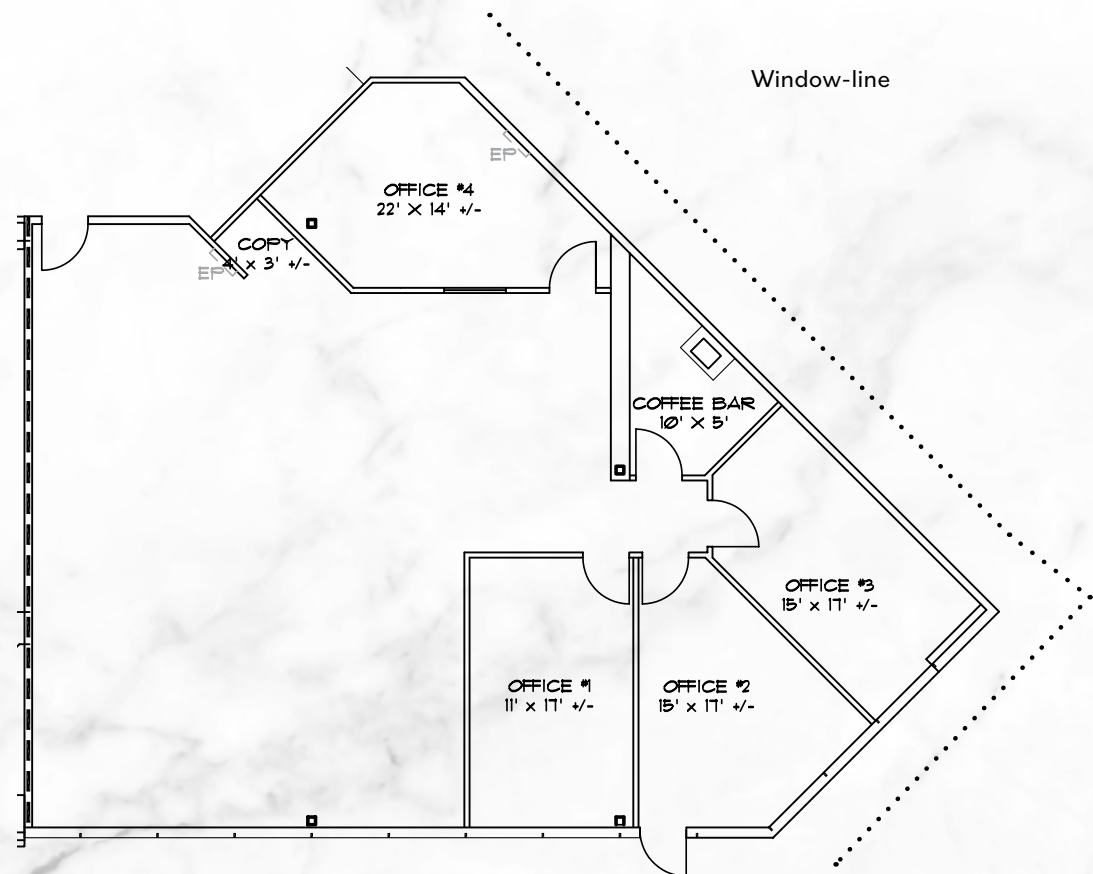
FIRST FLOOR | SUITE

110

As-Built plan

2,560 SF

Suites 105 & 110 can be combined for a total of 5,720 SF.





SUITE 110

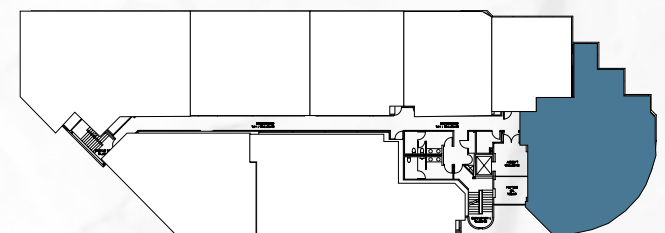
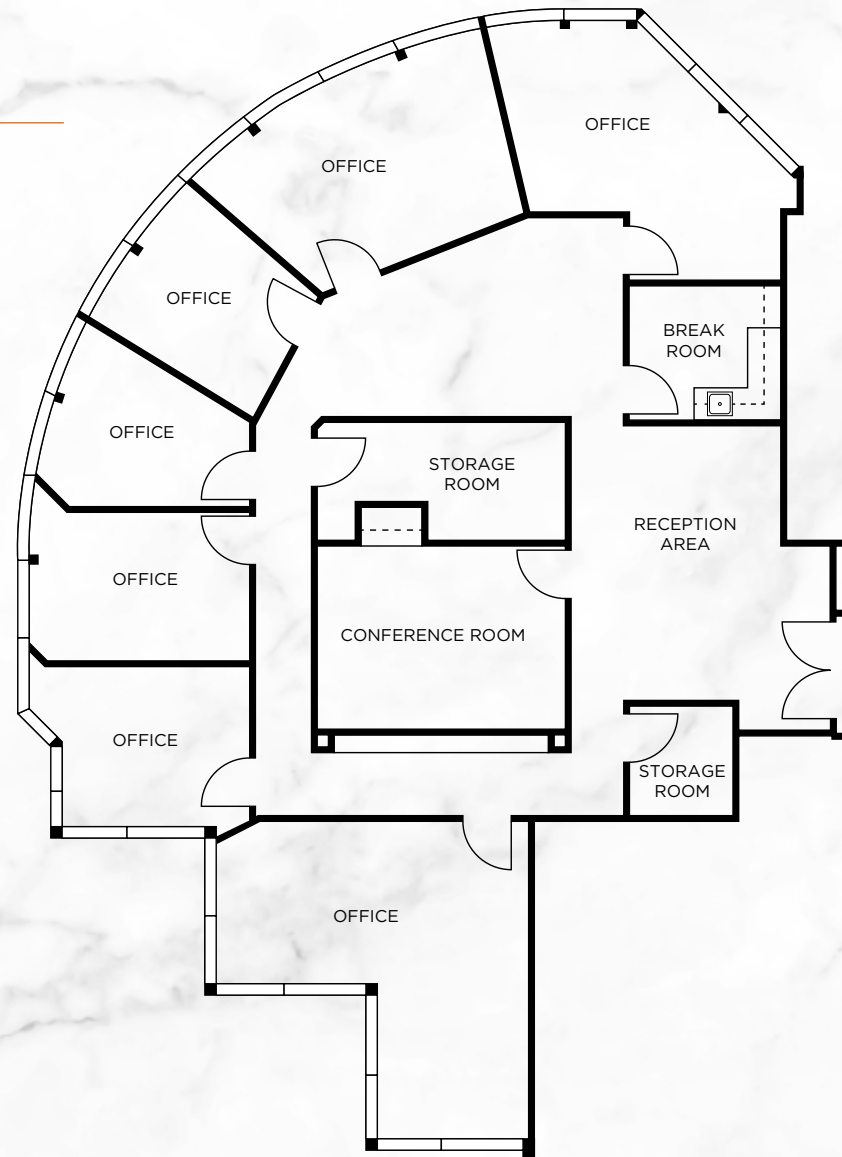


Floor Plans

SECOND FLOOR | SUITE

200

As-Built plan
2,919 SF

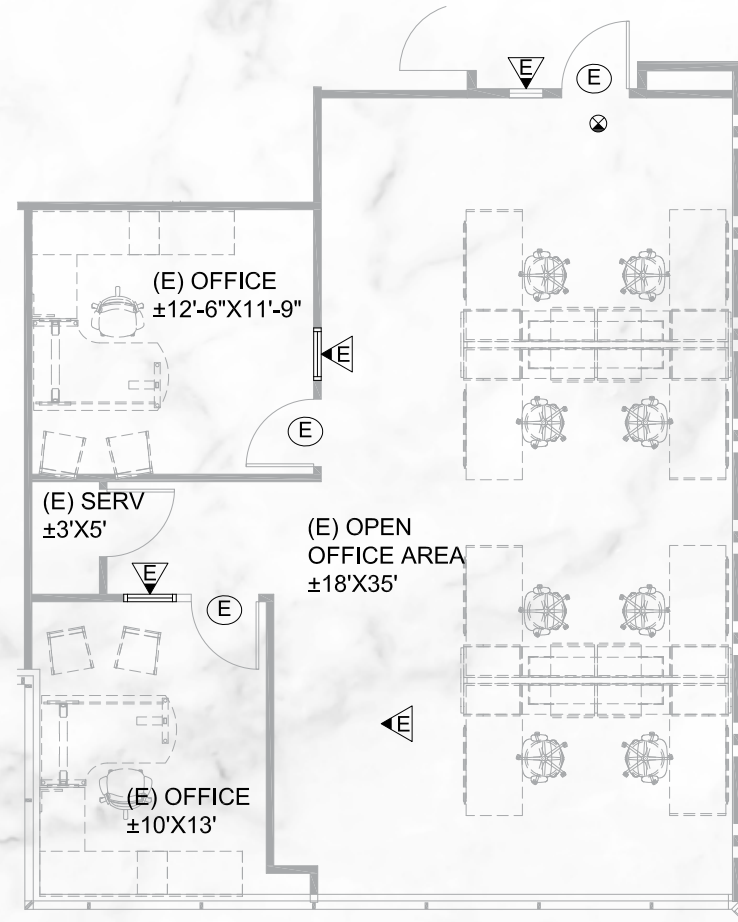


Floor Plans

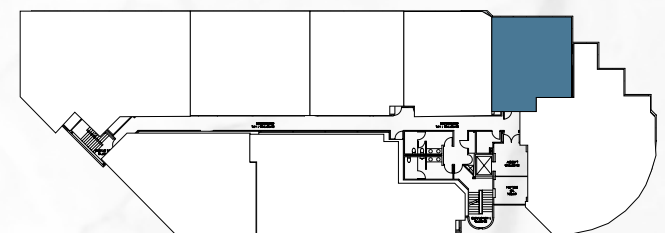
SECOND FLOOR | SUITE

220

As-Built plan
1,233 SF



FURNITURE IS FOR ILLUSTRATION PURPOSES ONLY.





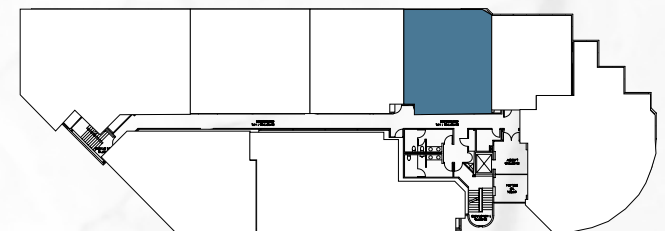
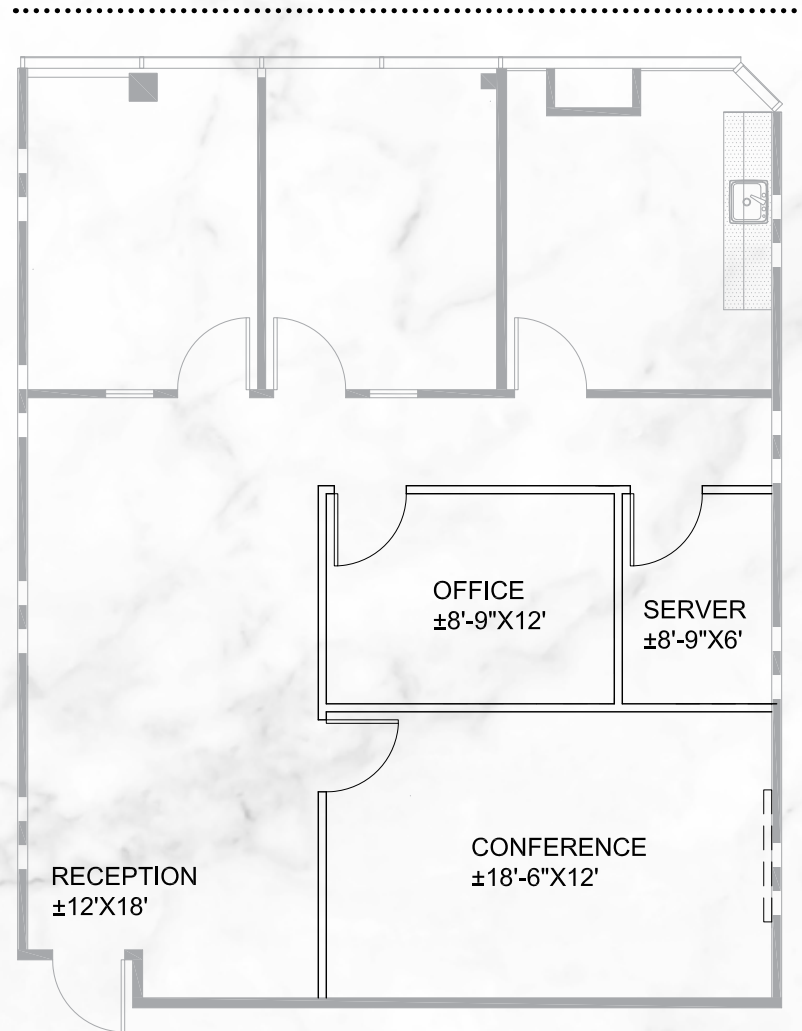
Floor Plans

SECOND FLOOR | SUITE

230

As-Built plan
1,485 SF
Available 12/1/2026

Window-line

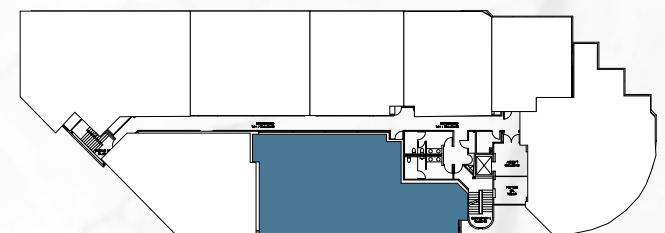
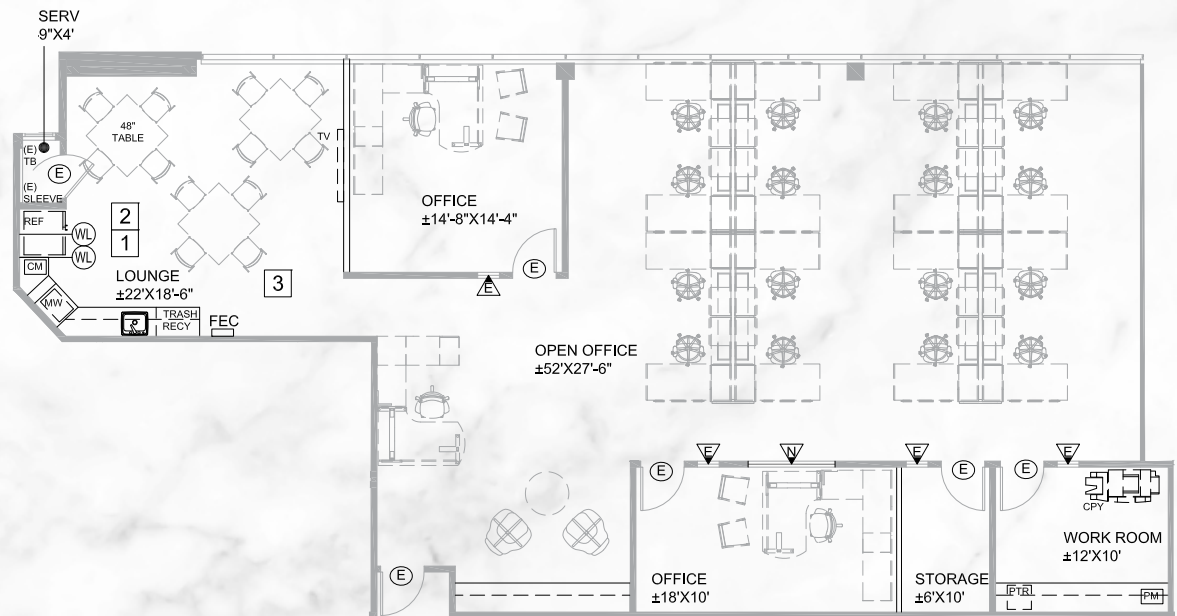


Floor Plans

SECOND FLOOR | SUITE

240

As-Built plan
2,872 SF





SUITE 240



Floor Plans

SECOND FLOOR | SUITE

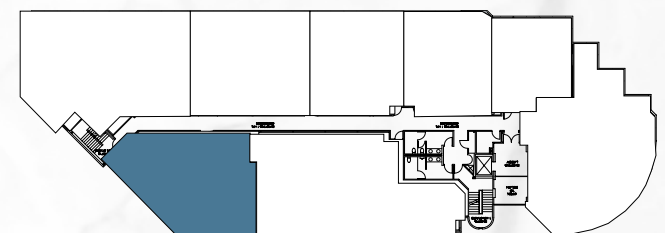
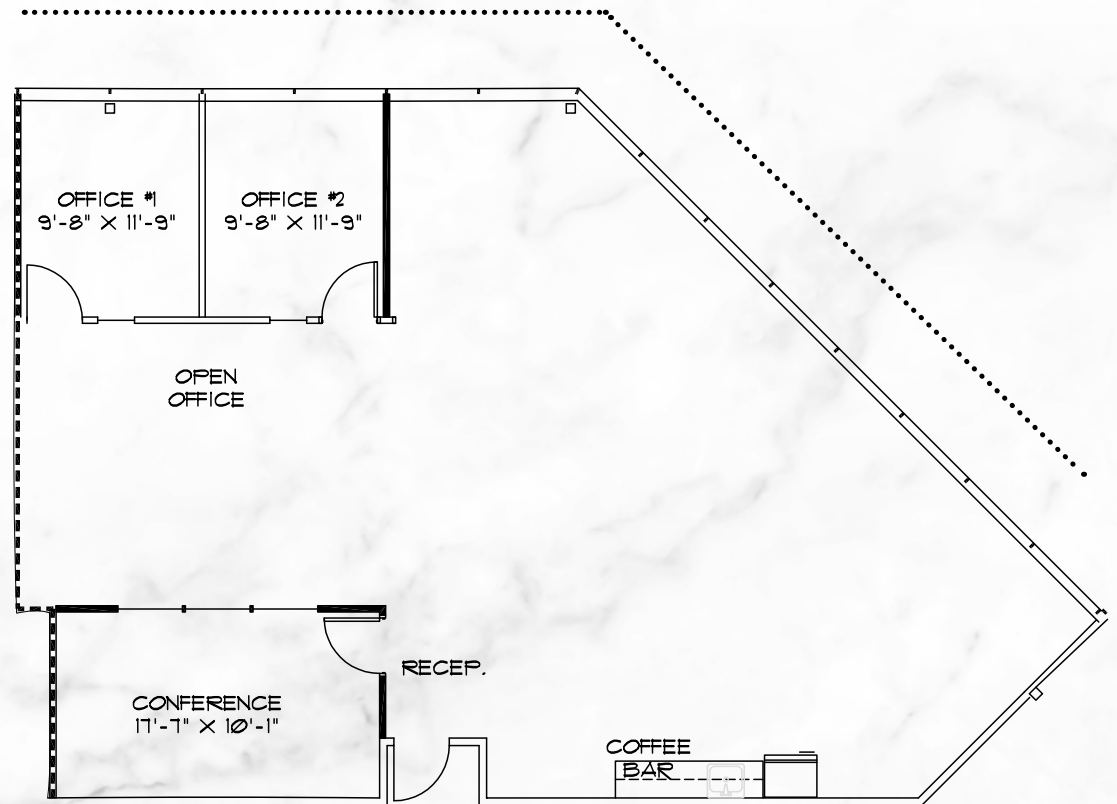
250

As-Built plan

2,054 SF

Available 12/1/2026

Window-line





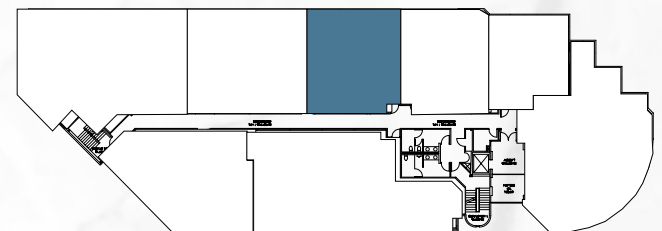
Floor Plans

SECOND FLOOR | SUITE

260

As-Built plan
1,612 SF

Window-line



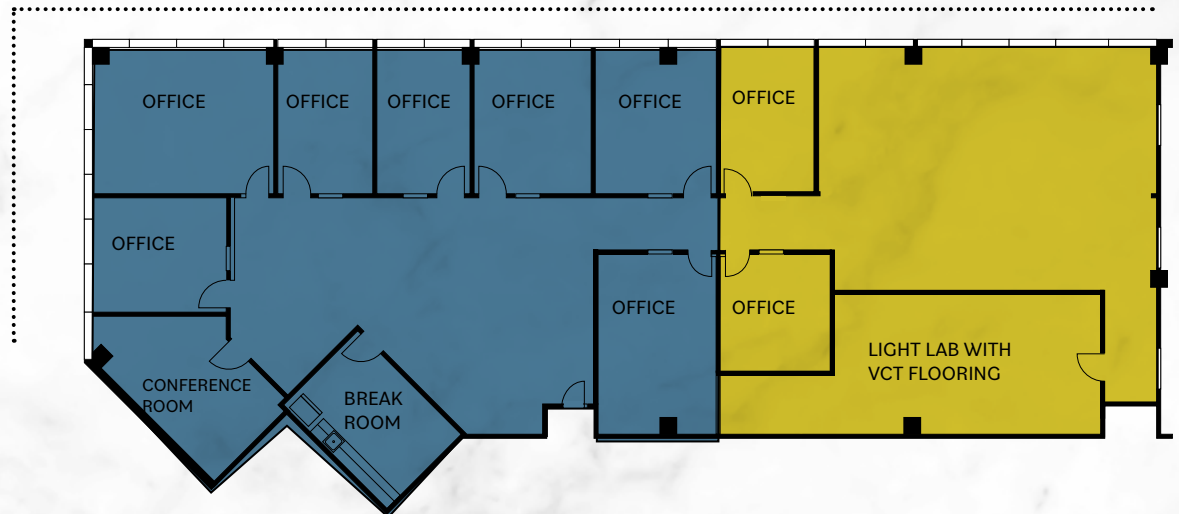
Floor Plans

SECOND FLOOR | SUITE

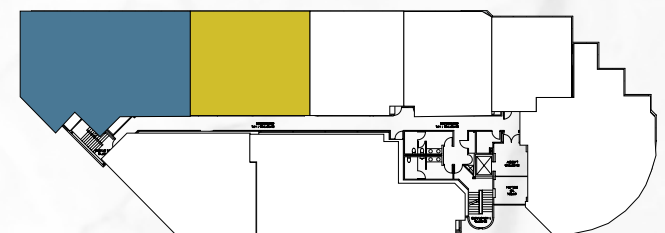
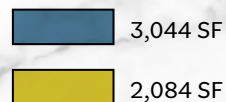
270/280

As-Built plan
5,128 SF (divisible to
3,044 SF or 2,084 SF)

Window-line



DIVISIBLE TO:

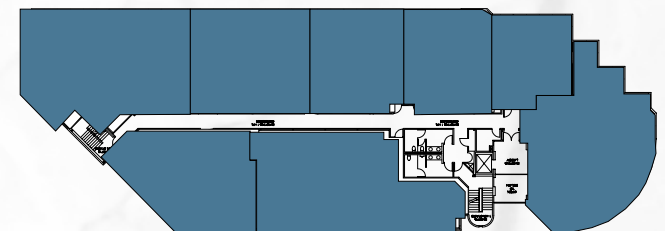
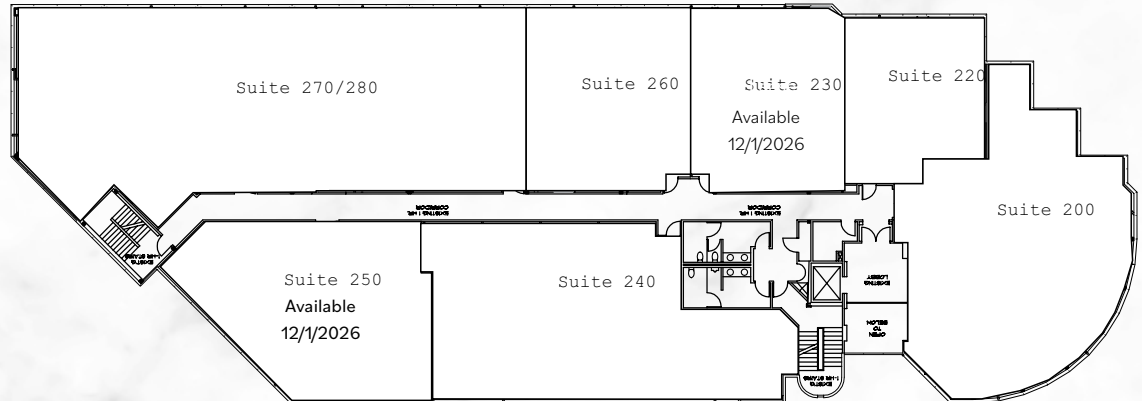


Floor Plans

ENTIRE SECOND

FLOOR

17,303 SF

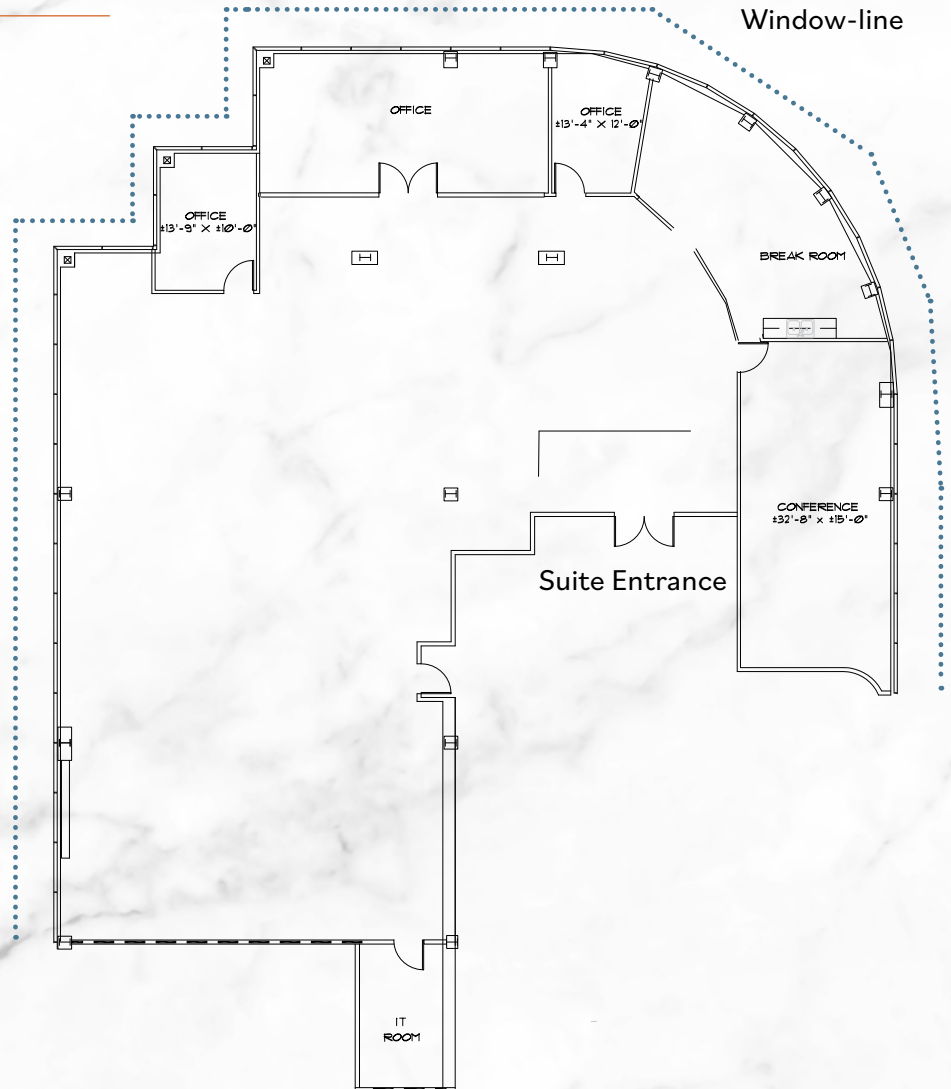


Floor Plans

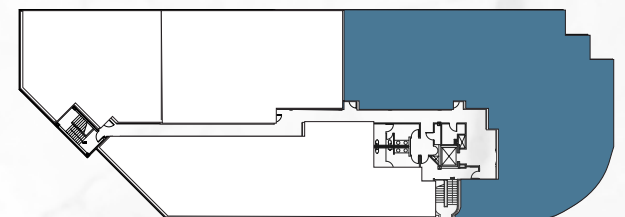
THIRD FLOOR | SUITE

300

As-Built plan
6,377 SF



VIRTUAL TOUR LINK



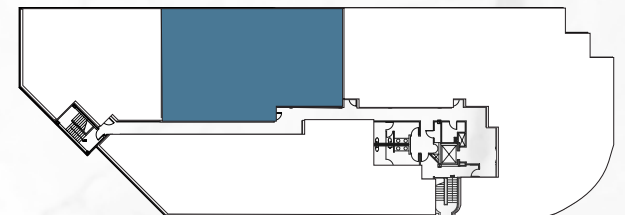
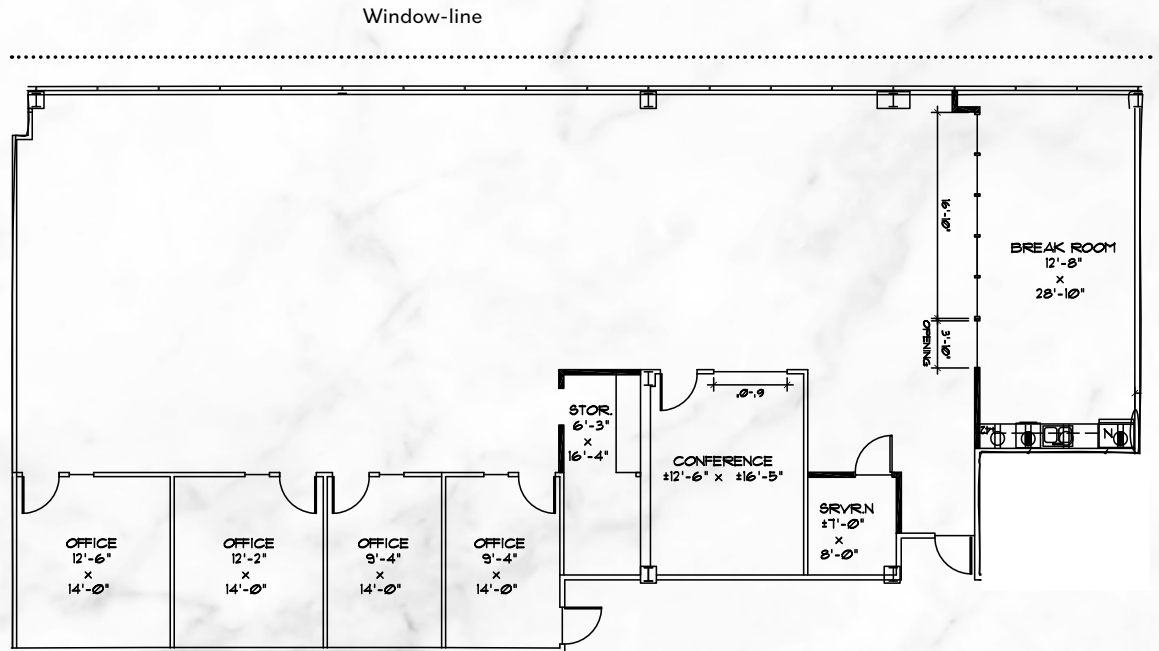


Floor Plans

THIRD FLOOR | SUITE

320

As-Built plan
4,435 SF



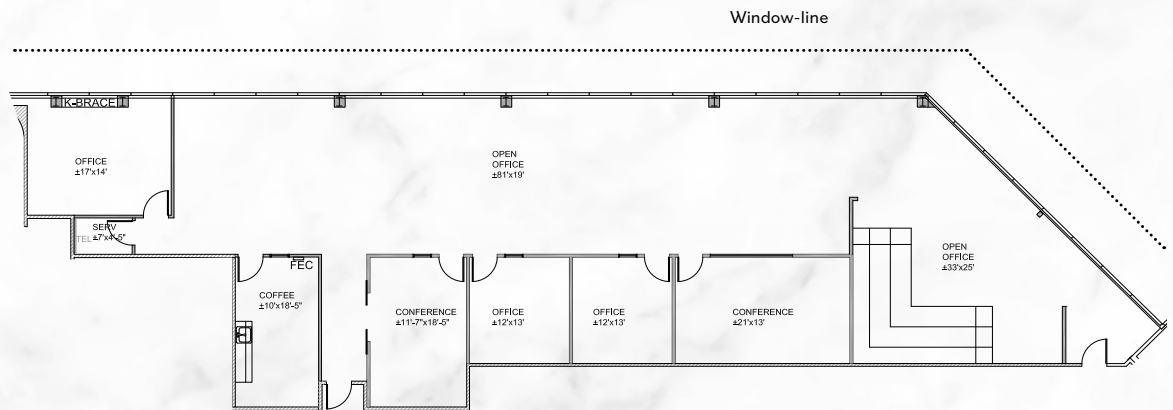


Floor Plans

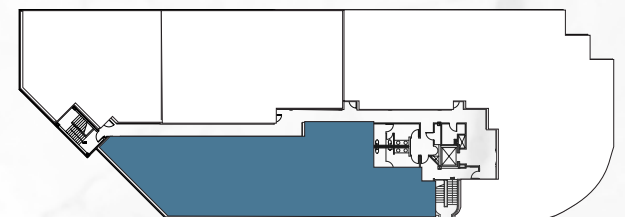
THIRD FLOOR | SUITE

350

As-Built plan
4,457 SF



VIRTUAL TOUR LINK





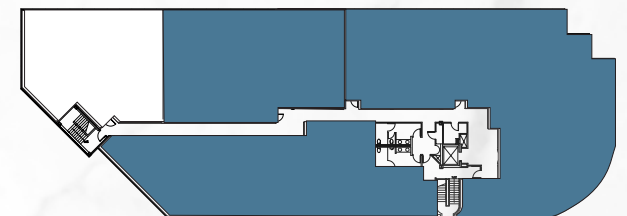
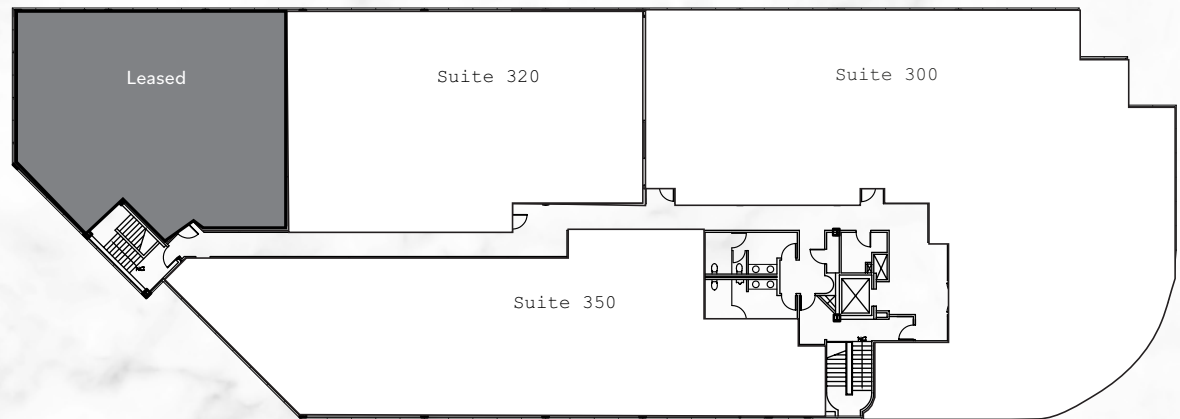
SUITE 350



Floor Plans

THIRD FLOOR

15,269 SF



Site Plan



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