

6020

cornerstone

for lease

6020 CORNERSTONE COURT WEST | SAN DIEGO, CA

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

CBRE

Building Features & Amenities



**BUILDING SIZE:
43,210 RSF**



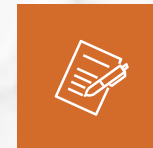
**PARKING RATIO:
4.0/1,000 USF,
PARTIALLY COVERED**



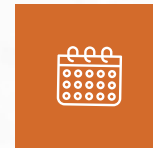
**SHOWERS ON
THE GROUND
FLOOR**



**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	
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	
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	
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	
*Suite 260 and Suite 270/280 can be combined for 6,740 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

cornerstone

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 WineSeller & 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



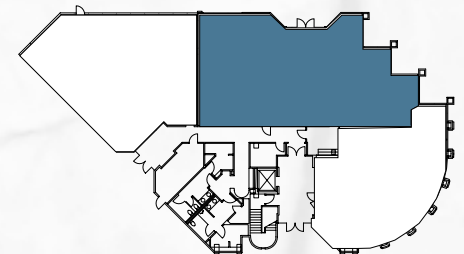
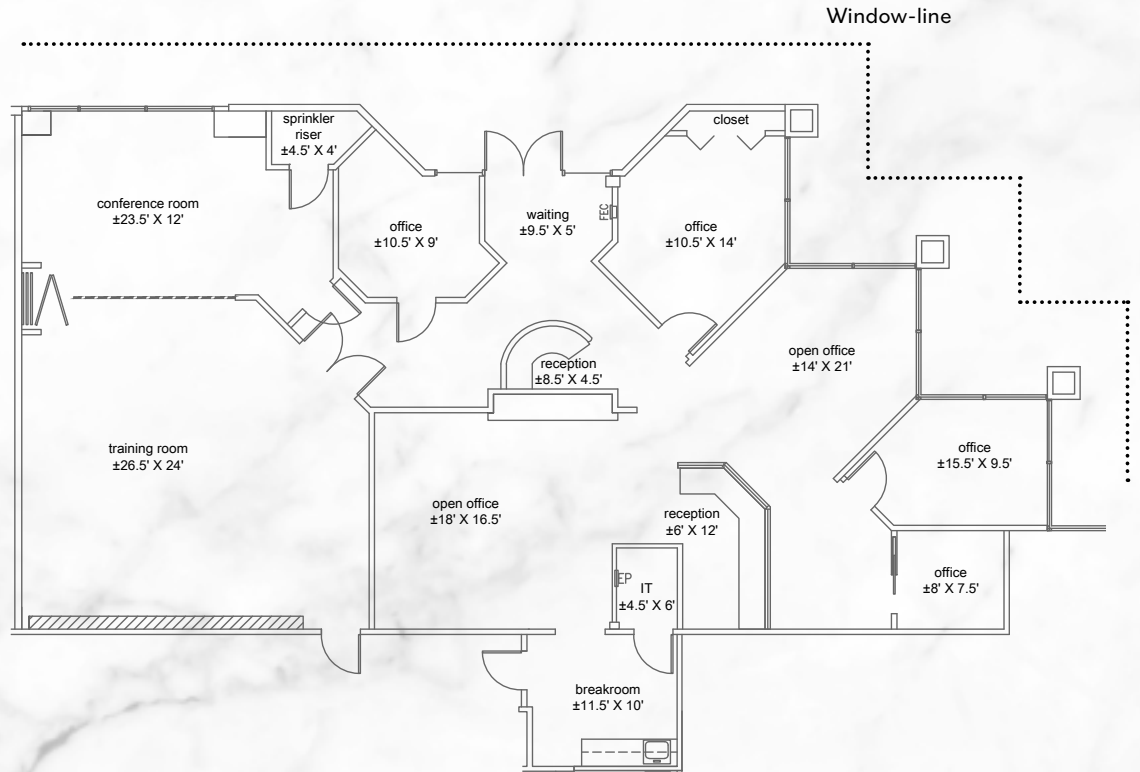
6020
cornerstone

Floor Plans

FIRST FLOOR | SUITE

105

As-Built plan
3,160 SF

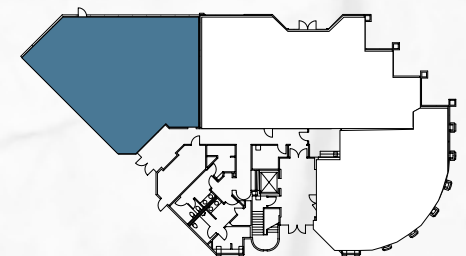
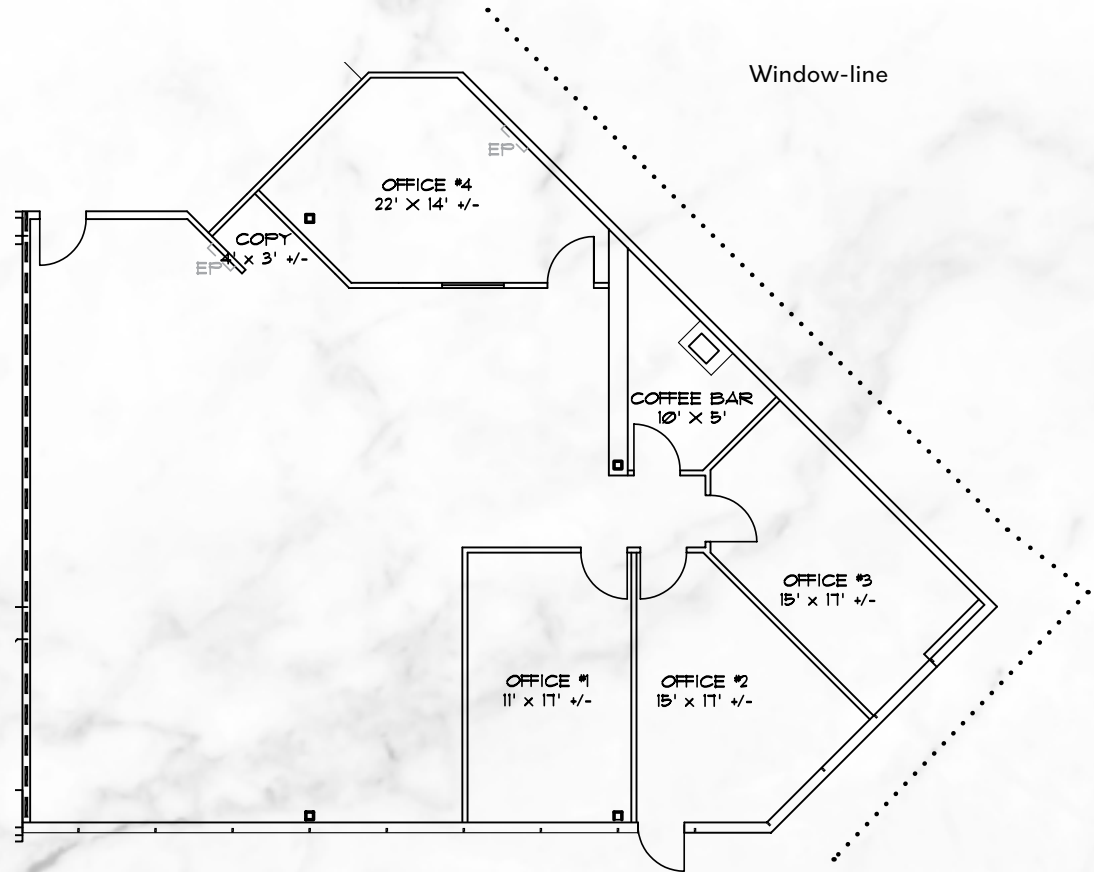


Floor Plans

FIRST FLOOR | SUITE

110

As-Built plan
2,560 SF

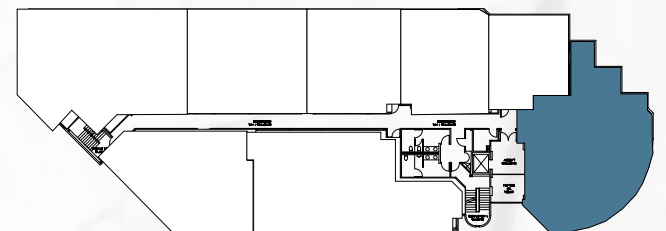
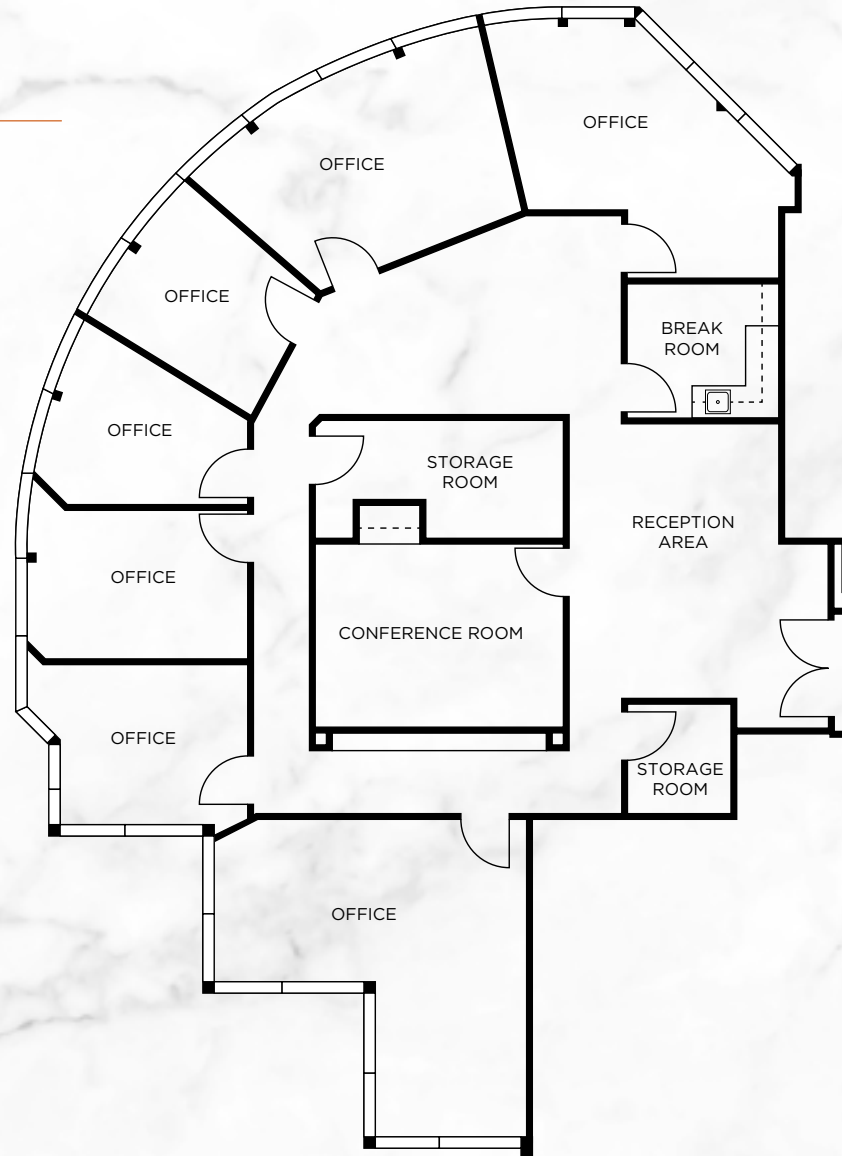


Floor Plans

SECOND FLOOR | SUITE

200

As-Built plan
2,919 SF

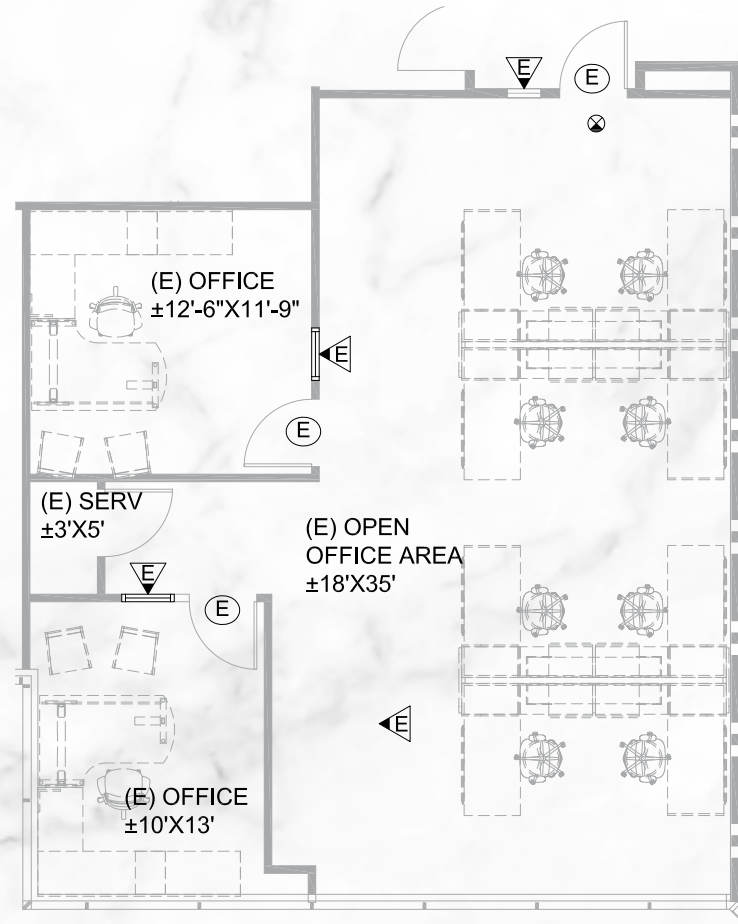


Floor Plans

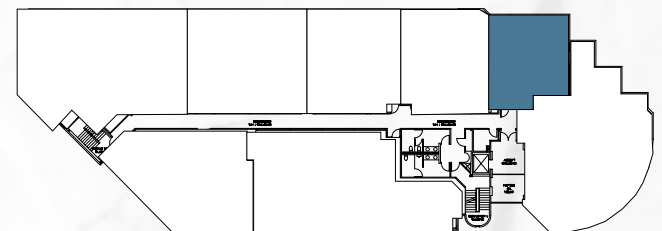
SECOND FLOOR | SUITE

220

As-Built plan
1,233 SF



FURNITURE IS FOR ILLUSTRATION PURPOSES ONLY.

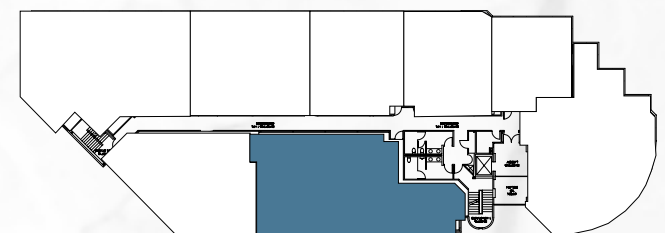
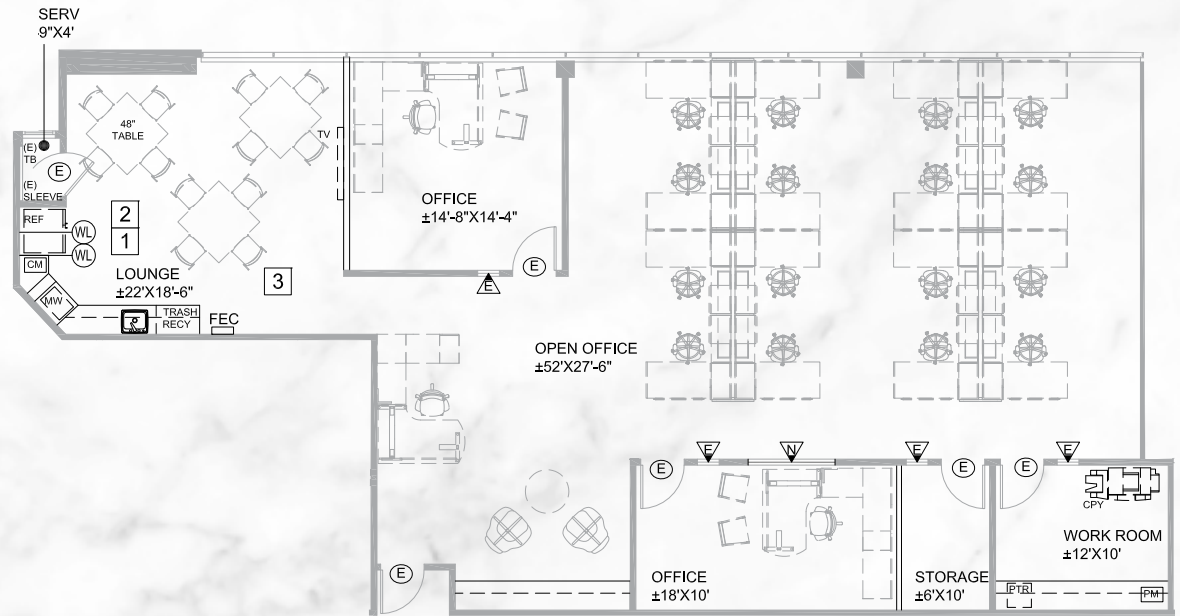


Floor Plans

SECOND FLOOR | SUITE

240

As-Built plan
2,872 SF



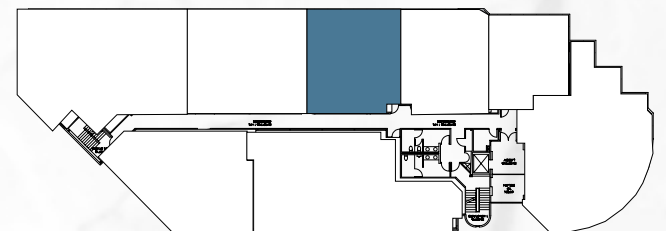
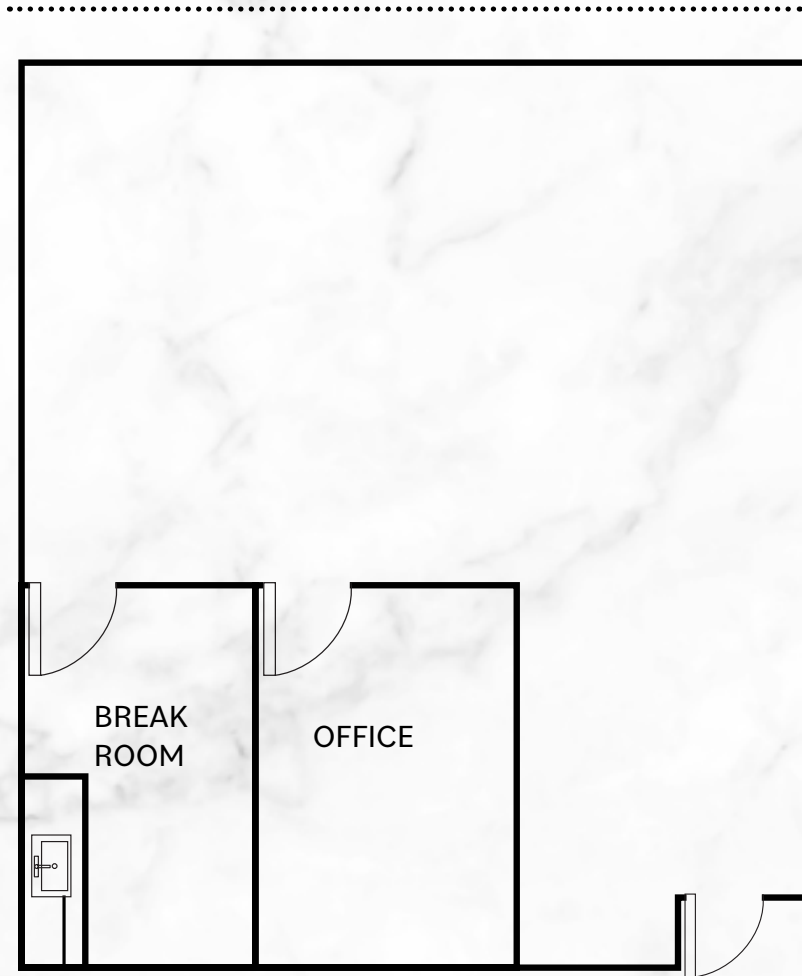
Floor Plans

SECOND FLOOR | SUITE

260

As-Built plan
1,612 SF

Window-line



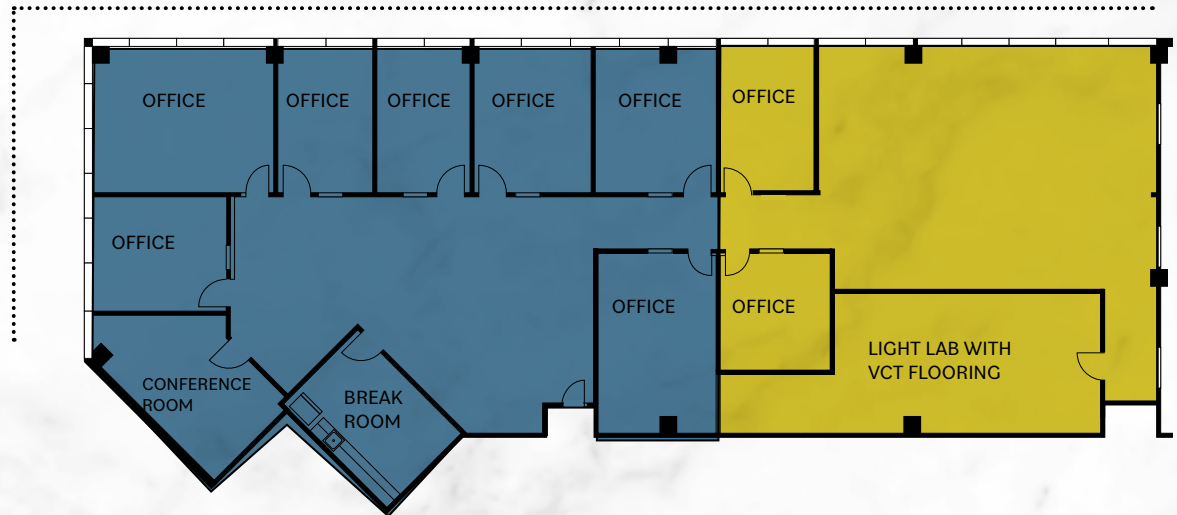
Floor Plans

SECOND FLOOR | SUITE

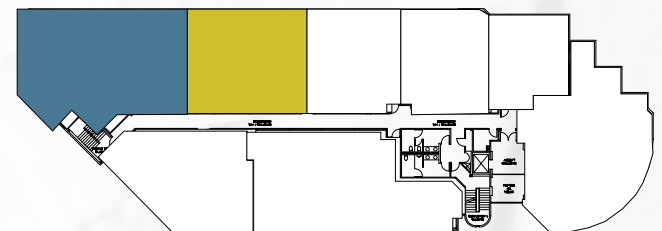
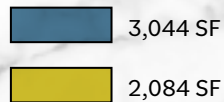
270/280

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

Window-line



DIVISIBLE TO:



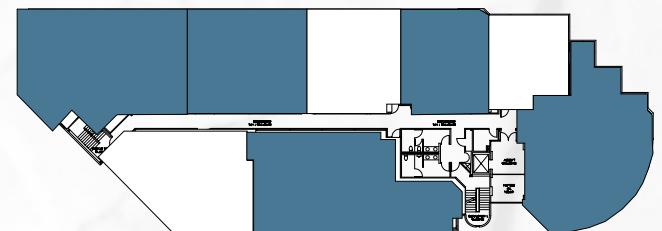
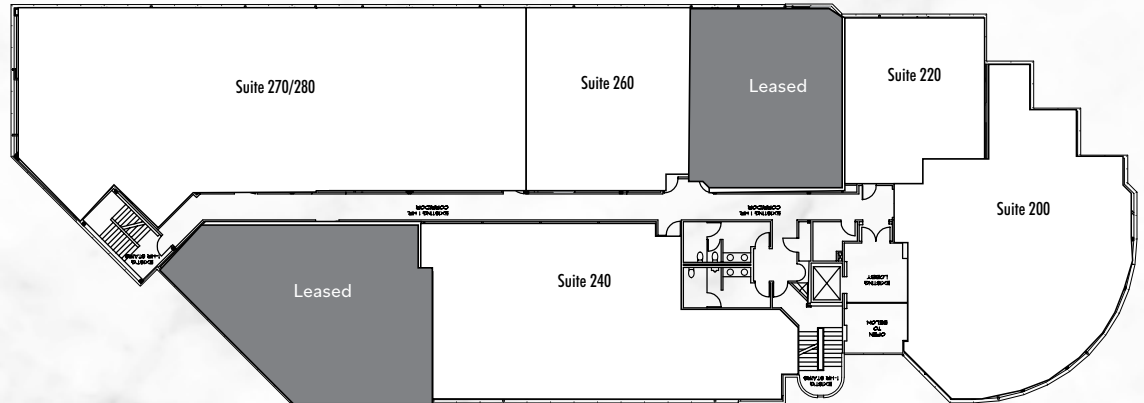
Floor Plans

SECOND

FLOOR

9,659 SF

Suite 260 and Suite 270/280 can be combined for 6,740 SF

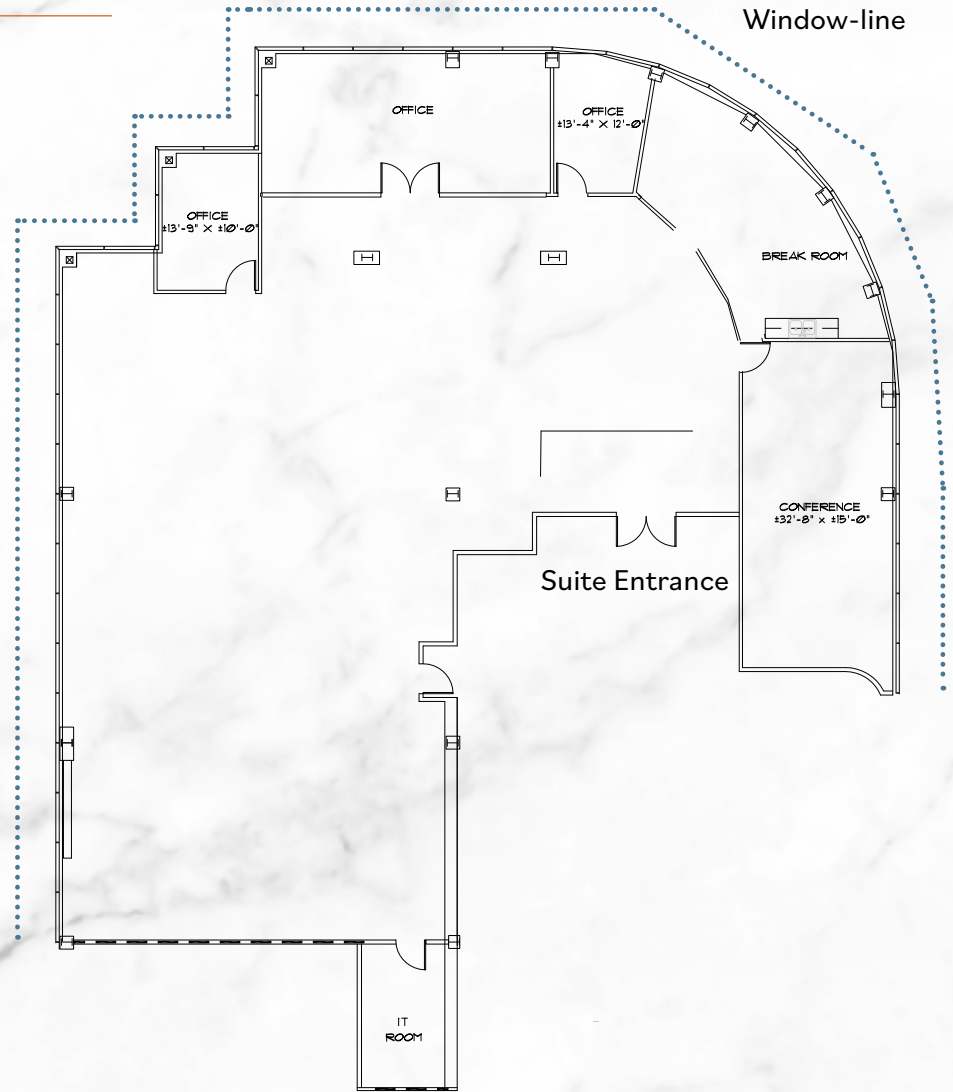


Floor Plans

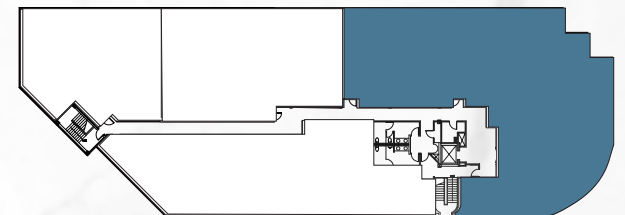
THIRD FLOOR | SUITE

300

As-Built plan
6,377 SF



VIRTUAL TOUR LINK





SUITE 300



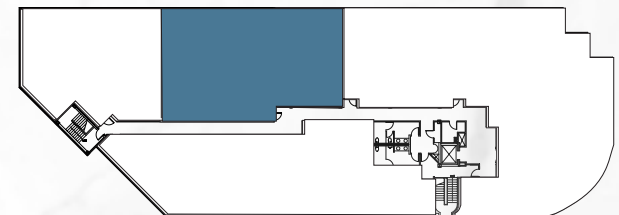
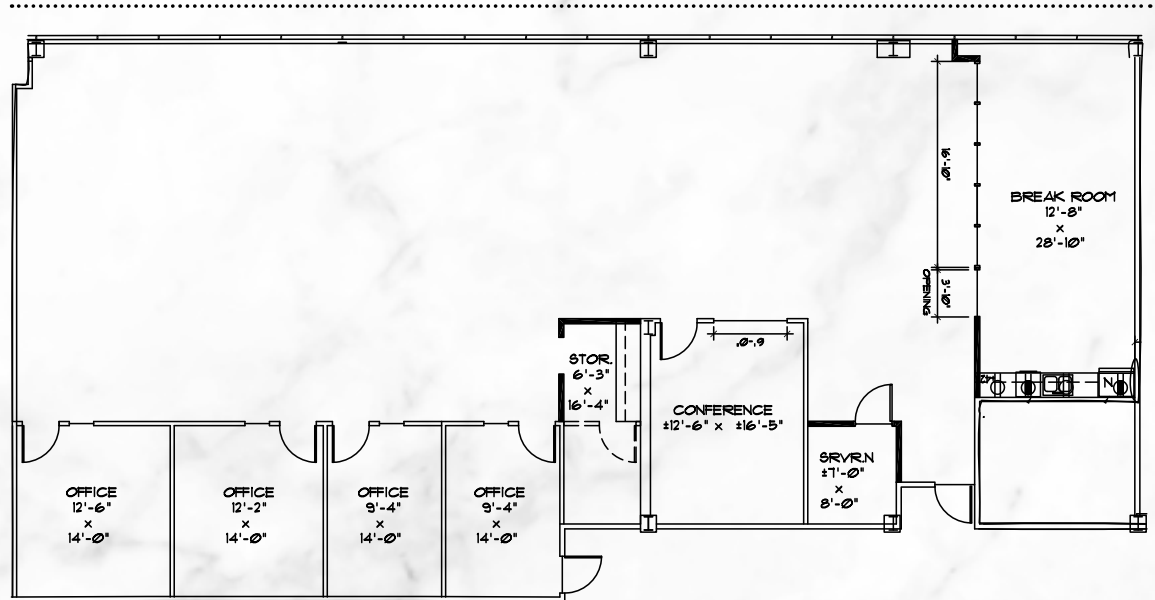
Floor Plans

THIRD FLOOR | SUITE

320

As-Built plan
4,435 SF

Window-line

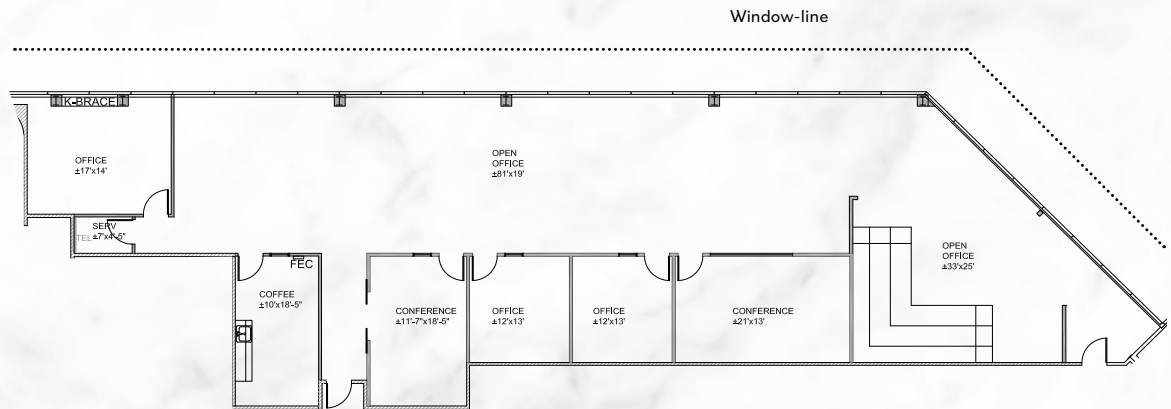


Floor Plans

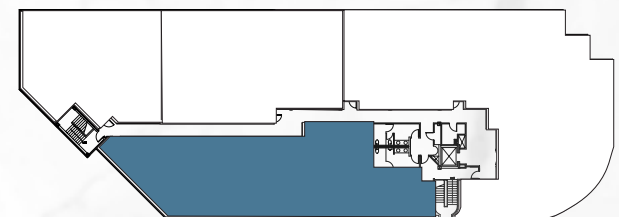
THIRD FLOOR | SUITE

350

As-Built plan
4,457 SF



VIRTUAL TOUR LINK





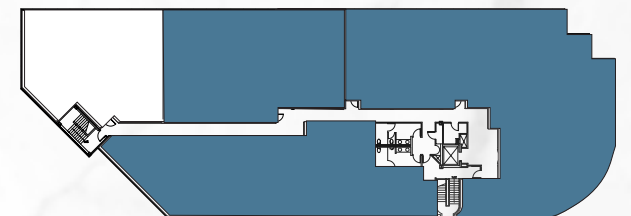
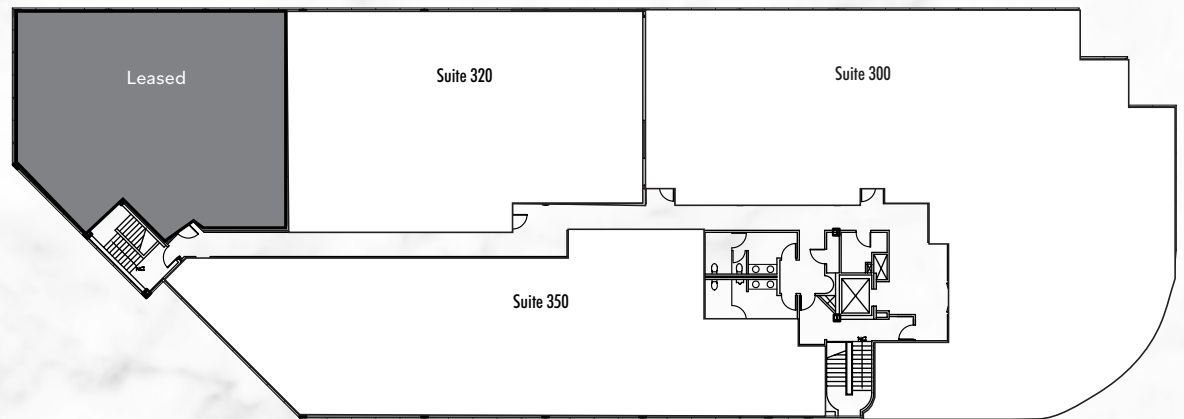
SUITE 350



Floor Plans

THIRD FLOOR

15,269 SF



Site Plan



6020

cornerstone

CONTACT US

Scott Kincaid

Lic. 01228565

+1 858 546 4691

scott.kincaid@cbre.com

Krista Kirksey

Lic. 01405552

+1 858 646 2620

krista.kirksey@cbre.com

© 2026 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.



CBRE