

CORNERSTONE
PLAZA



6160 & 6170 CORNERSTONE COURT

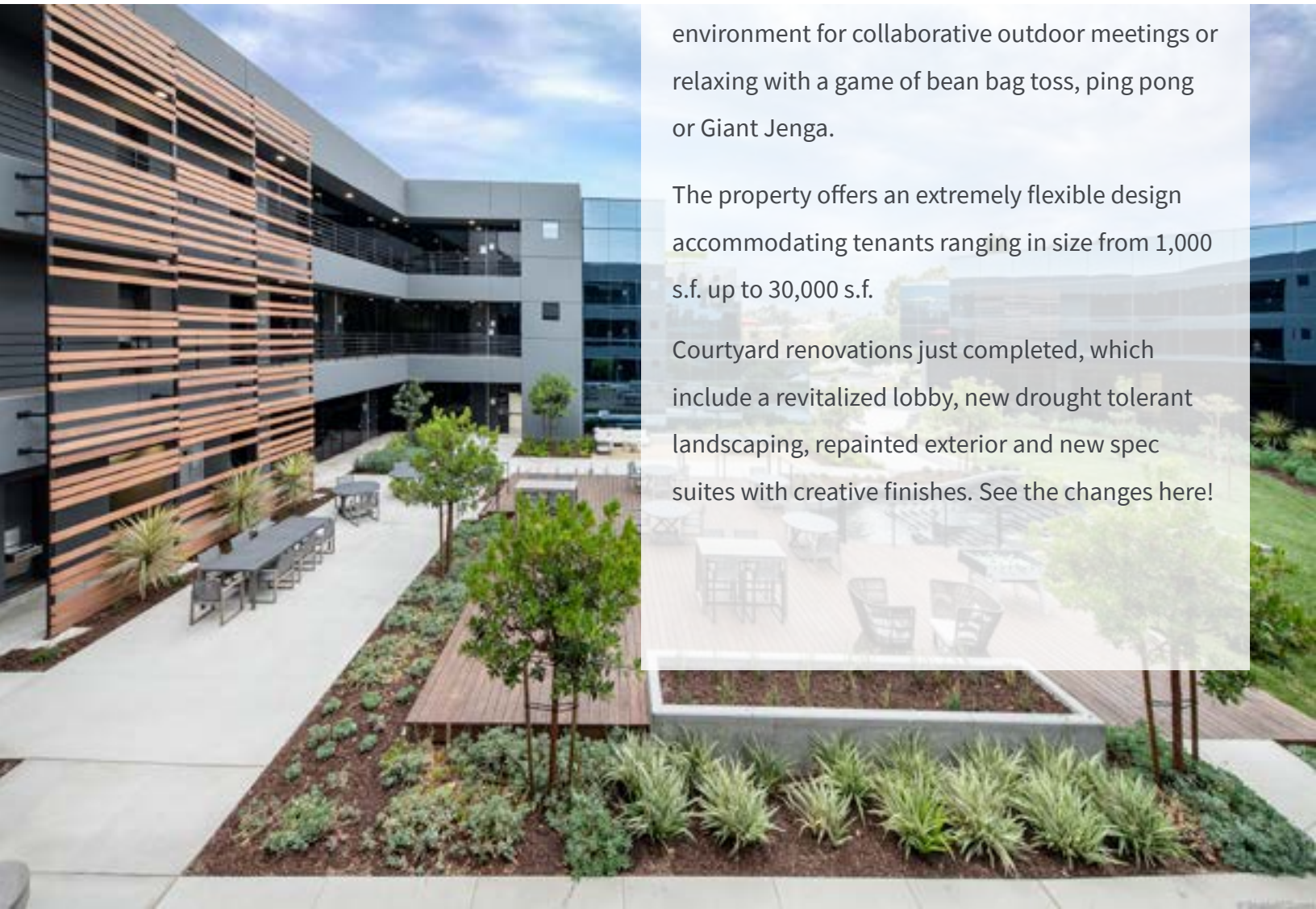
THE RIGHT FIT

ACTIVATE YOUR WORKSPACE

Cornerstone Plaza is a two-building office campus located in the heart of Sorrento Mesa, San Diego's tech market. Totalling 97,316 square feet, both buildings are joined by a unique, furnished outdoor gathering space creating an ideal environment for collaborative outdoor meetings or relaxing with a game of bean bag toss, ping pong or Giant Jenga.

The property offers an extremely flexible design accommodating tenants ranging in size from 1,000 s.f. up to 30,000 s.f.

Courtyard renovations just completed, which include a revitalized lobby, new drought tolerant landscaping, repainted exterior and new spec suites with creative finishes. See the changes here!





3.8/1,000
Parking ratio



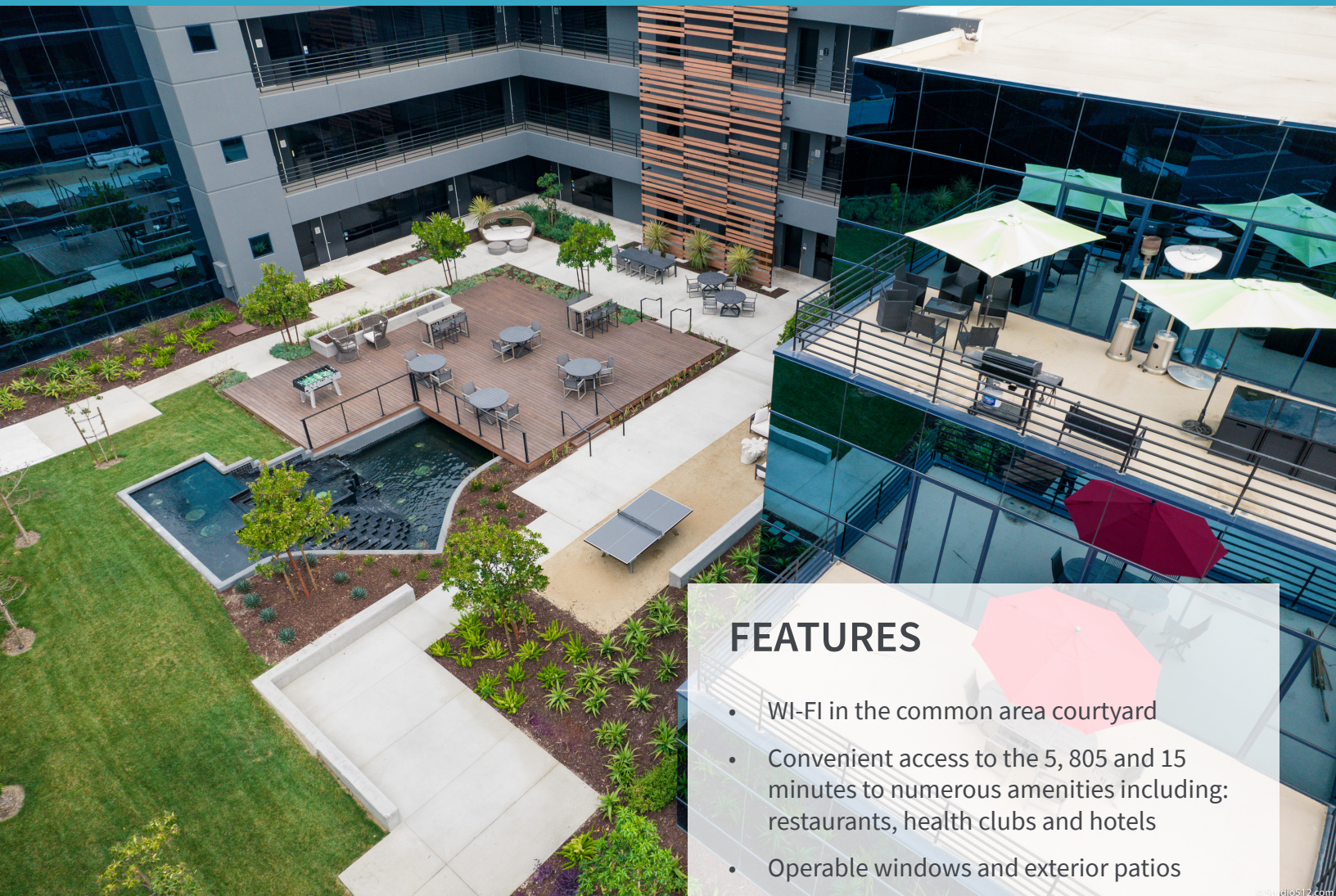
REFRESHED
Outdoor gathering areas



NEW
Painted exterior



SPEC
Suites with creative finishes



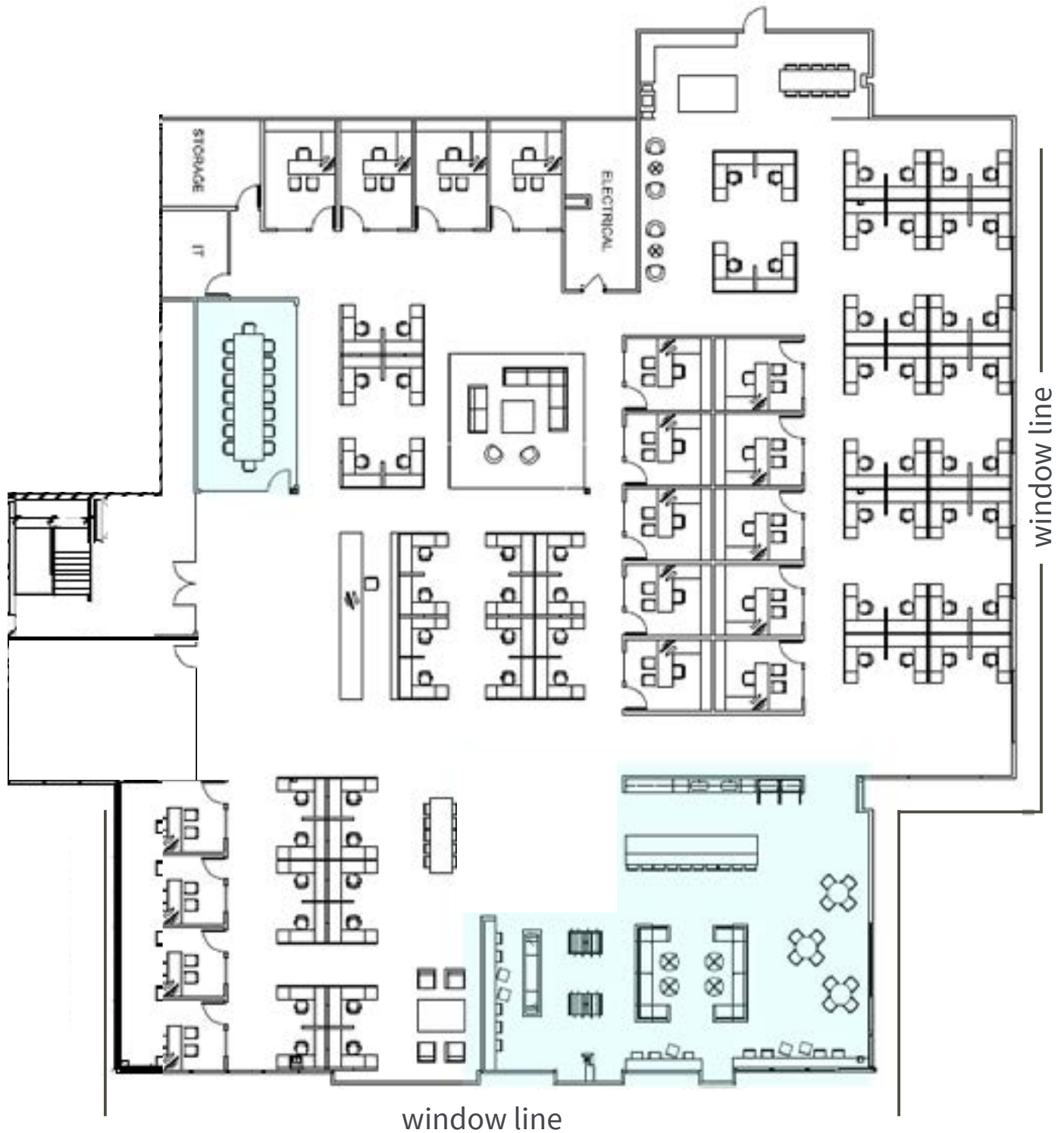
FEATURES

- WI-FI in the common area courtyard
- Convenient access to the 5, 805 and 15 minutes to numerous amenities including: restaurants, health clubs and hotels
- Operable windows and exterior patios
- Excellent views and extensive window line
- Convenient surface parking - 3.8/1,000 ratio
- Reserved covered parking available
- Newly renovated low water landscaping plan

6160 CORNERSTONE

SUITE 250 | 16,956 SF | HYPOTHETICAL FLOOR PLAN

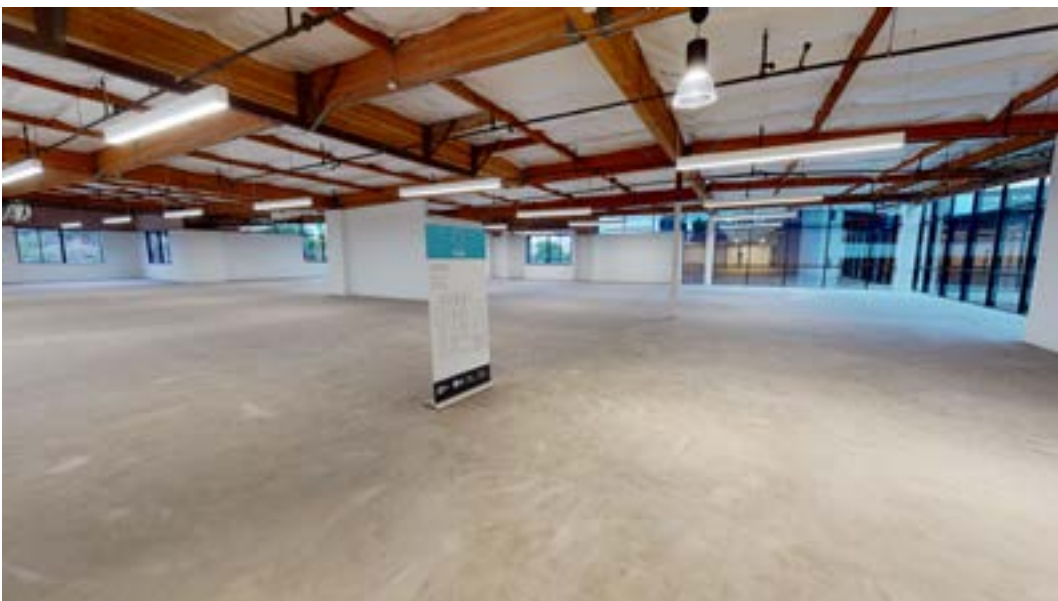
- Spec improvements underway
- Great window line & natural light
- Furniture not included
- Large skylight within space
- Exposed ceilings



Areas highlighted in blue have already been spec'd out

CORNERSTONE **PLAZA**

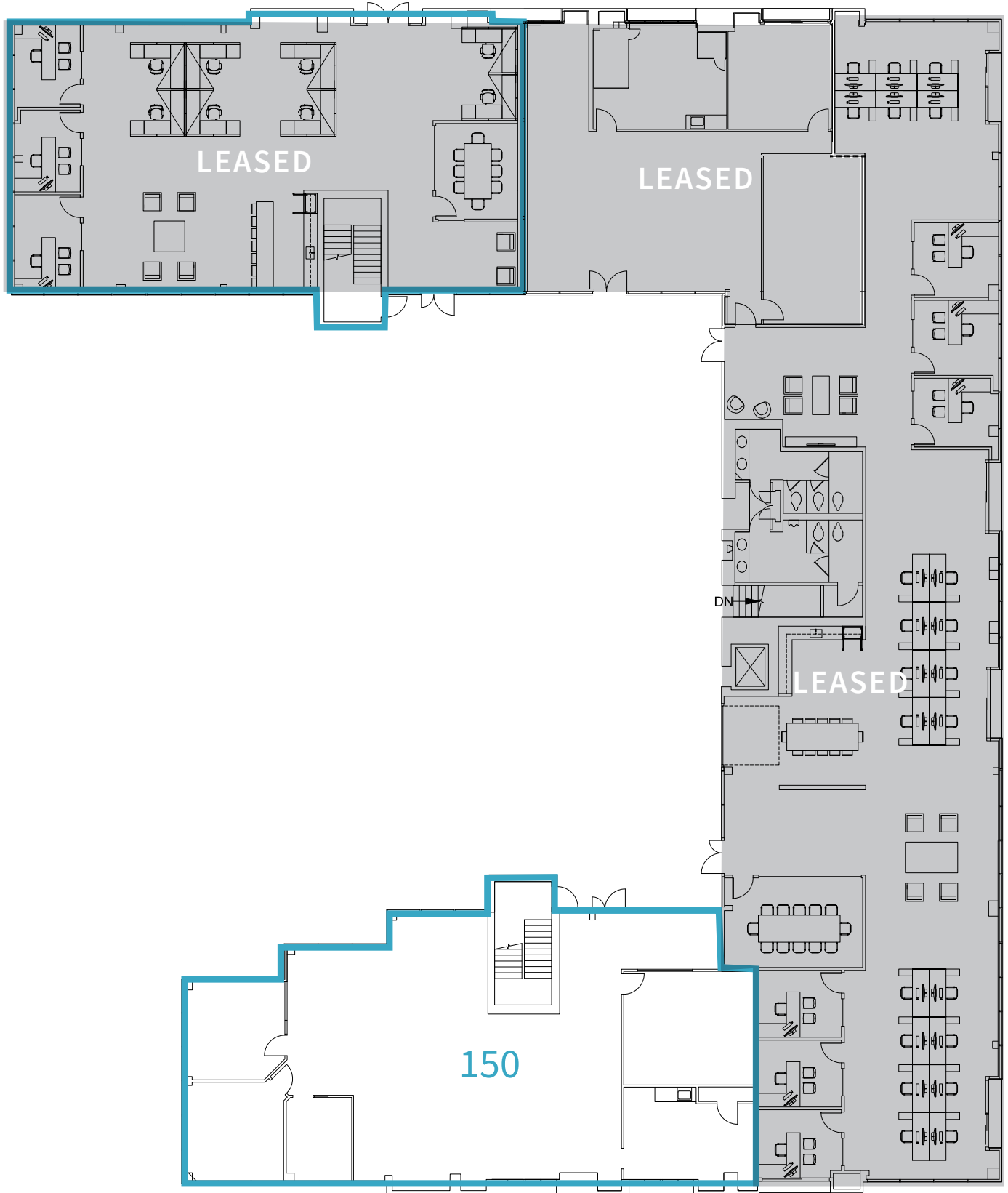
6160 CORNERSTONE SUITE 250



6170 CORNERSTONE

SUITE 150 | 3,313 SF

- Double door entry
- Great glass-line
- Potential for cool & creative finishes



CORNERSTONE **PLAZA**

6170 CORNERSTONE SUITE 150



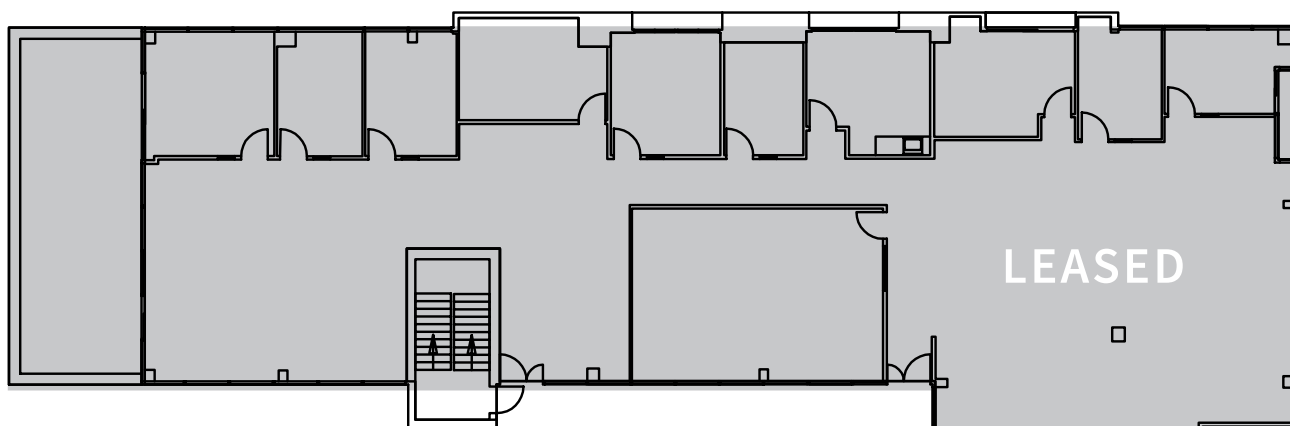
6170 CORNERSTONE

SUITE 260* | 1,109 SF

- 3 offices
- Open office
- Break area

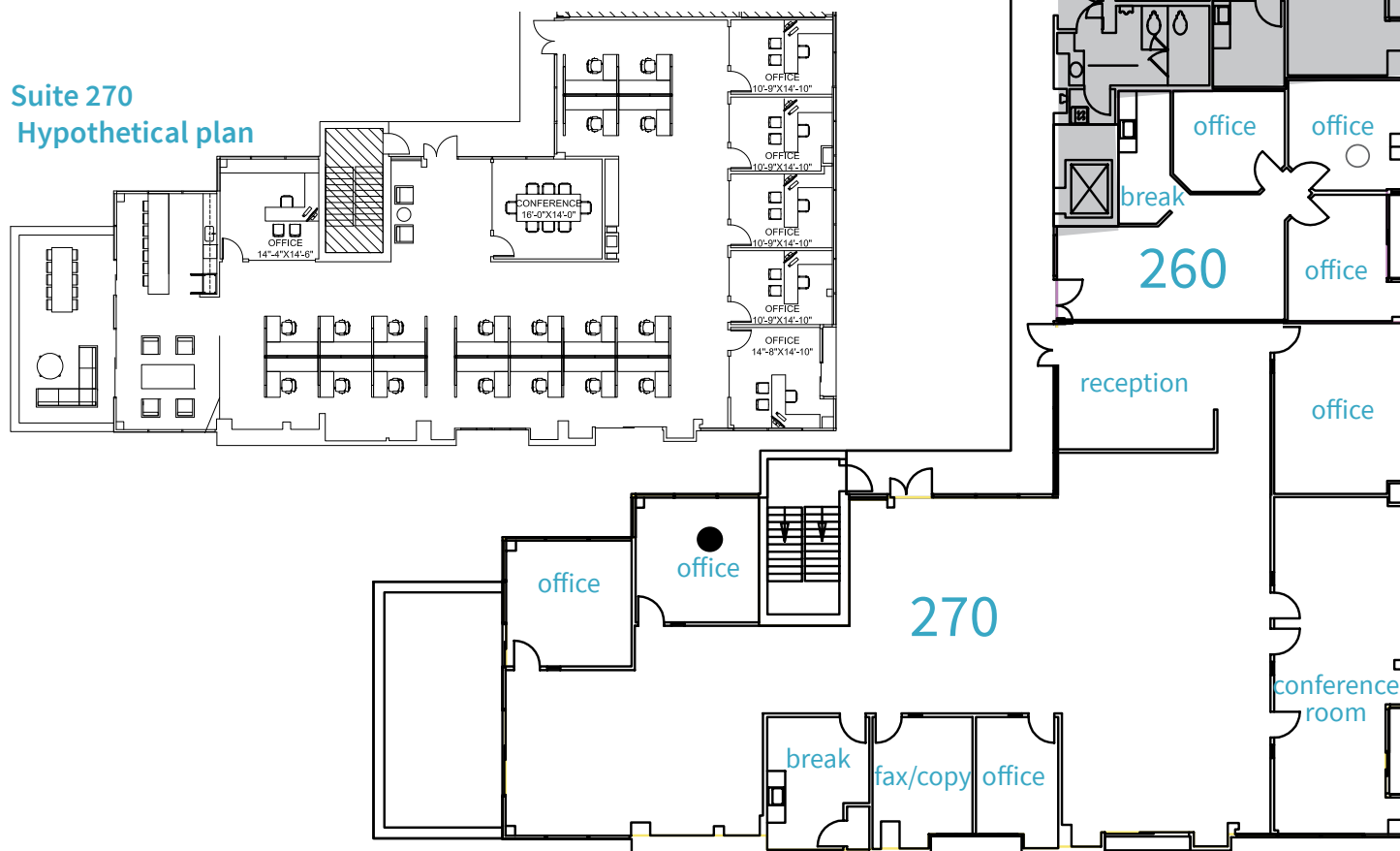
SUITE 270* | 5,868 SF

- Reception
- 4 offices
- Conference room
- Open office
- Break area
- Fax/copy room



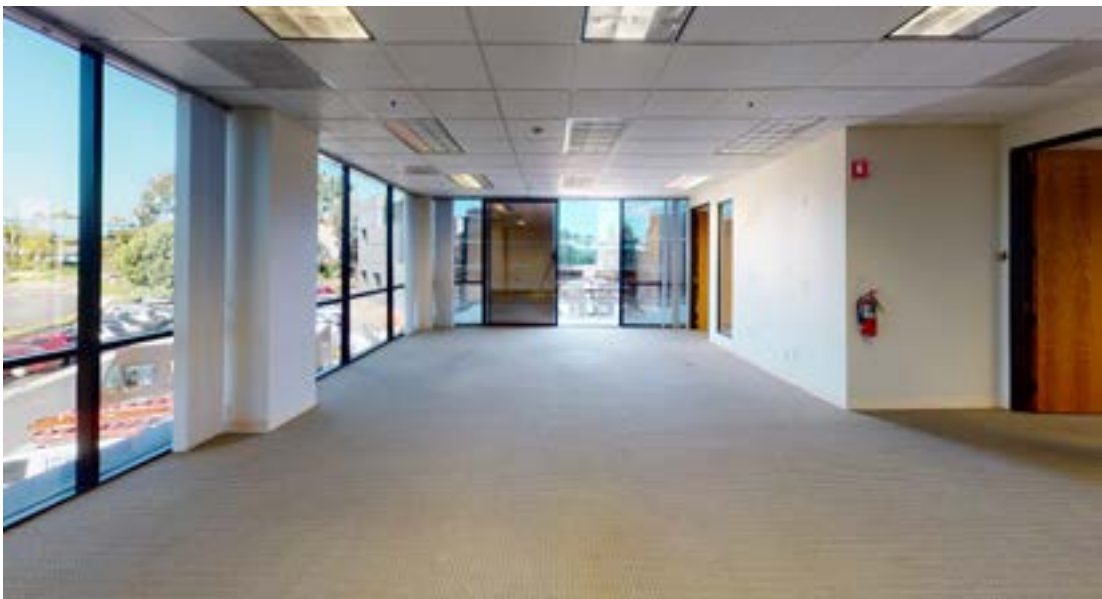
*Suites 260 & 270 are contiguous up to ± 7k SF

Suite 270 Hypothetical plan



CORNERSTONE **PLAZA**

6170 CORNERSTONE
SUITE 260/270



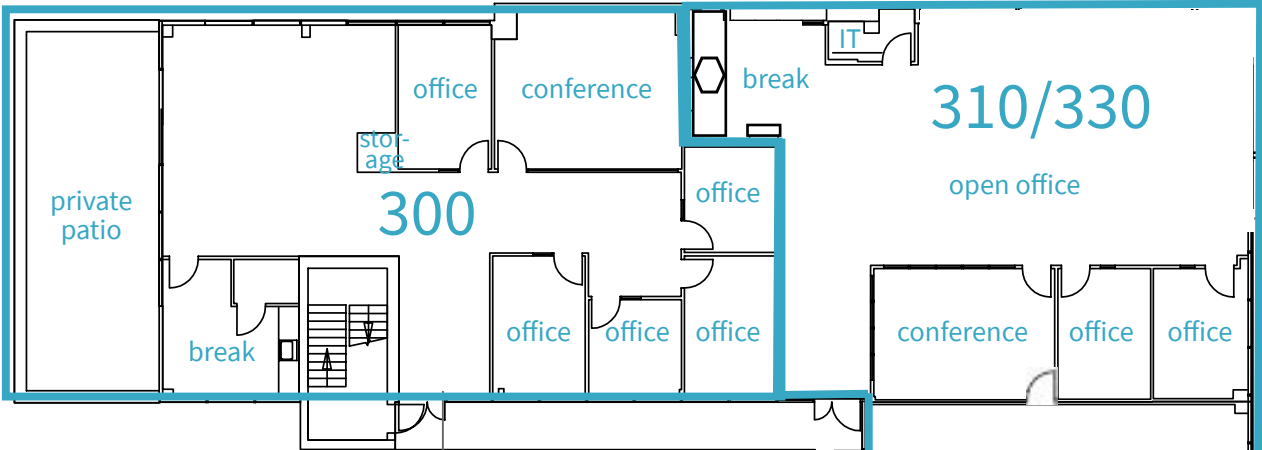
6170 CORNERSTONE

SUITE 300* | 3,260 SF

- 5 offices
- Storage closet
- Conference room
- Private patio
- Break area

SUITE 310/330* | 3,393 SF

- 2 offices
- Conference room
- Break area
- IT room
- Open office



*Suites 300, 310/330 are contiguous up to ± 6,653 SF

CORNERSTONE **PLAZA**

6170 CORNERSTONE

SUITE 300



SUITE 310/330





\$110,899

Average household income
within 15 minutes



TECH

San Diego's premier tech
oriented submarket



HIGH GROWTH

Home to a booming
innovation economy



I-5

I-805

1

2

3

4

5

7

8

9

11

10

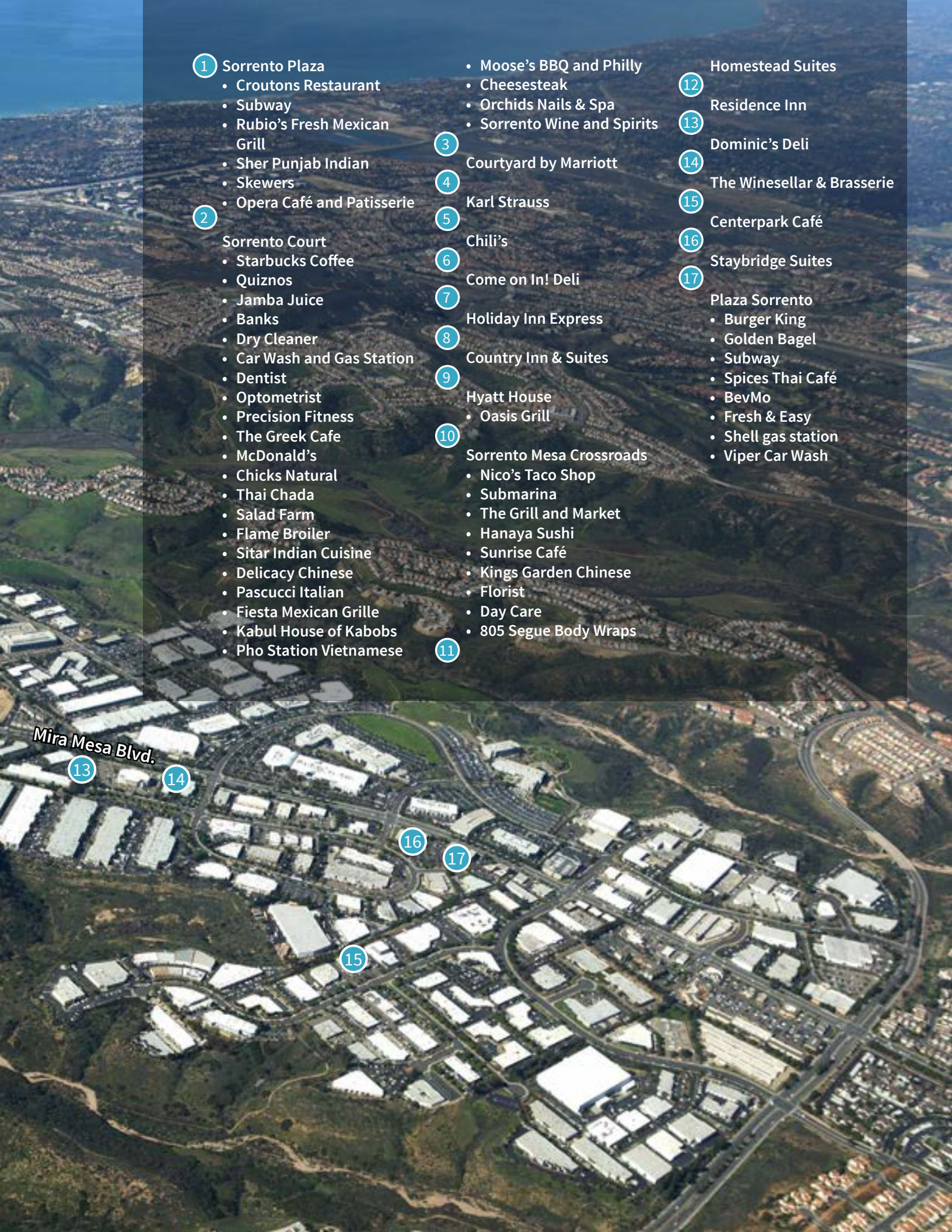
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Pacific Heights Blvd.



TRANSIT

Coaster Rail Line

- 
- 1 Sorrento Plaza
- Croutons Restaurant
 - Subway
 - Rubio's Fresh Mexican Grill
 - Sher Punjab Indian
 - Skewers
 - Opera Café and Patisserie

- 2 Sorrento Court
- Starbucks Coffee
 - Quiznos
 - Jamba Juice
 - Banks
 - Dry Cleaner
 - Car Wash and Gas Station
 - Dentist
 - Optometrist
 - Precision Fitness
 - The Greek Cafe
 - McDonald's
 - Chicks Natural
 - Thai Chada
 - Salad Farm
 - Flame Broiler
 - Sitar Indian Cuisine
 - Delicacy Chinese
 - Pascucci Italian
 - Fiesta Mexican Grille
 - Kabul House of Kabobs
 - Pho Station Vietnamese

- Moose's BBQ and Philly
- Cheesesteak
- Orchids Nails & Spa
- Sorrento Wine and Spirits

- 3 Courtyard by Marriott

- 4 Karl Strauss

- 5 Chili's

- 6 Come on In! Deli

- 7 Holiday Inn Express

- 8 Country Inn & Suites

- 9 Hyatt House
- Oasis Grill

- 10 Sorrento Mesa Crossroads

- Nico's Taco Shop
- Submarina
- The Grill and Market
- Hanaya Sushi
- Sunrise Café
- Kings Garden Chinese
- Florist
- Day Care
- 805 Segue Body Wraps

11

Homestead Suites

- 12 Residence Inn

- 13 Dominic's Deli

- 14 The Winesellar & Brasserie

- 15 Centerpark Café

- 16 Staybridge Suites

- 17 Plaza Sorrento
- Burger King
 - Golden Bagel
 - Subway
 - Spices Thai Café
 - BevMo
 - Fresh & Easy
 - Shell gas station
 - Viper Car Wash

Mira Mesa Blvd.

13

14

16

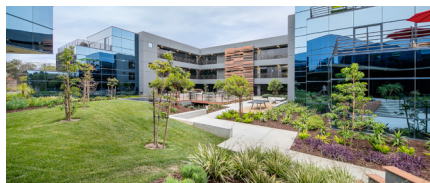
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CORNERSTONE COURTYARD

Common Courtyard Renovations Completed

- Upgraded outdoor seating and water features
- WiFi in common courtyard
- New drought tolerant landscaping
- Bean bag toss, ping pong, & giant jenga coming soon



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