

CORNERSTONE
PLAZA



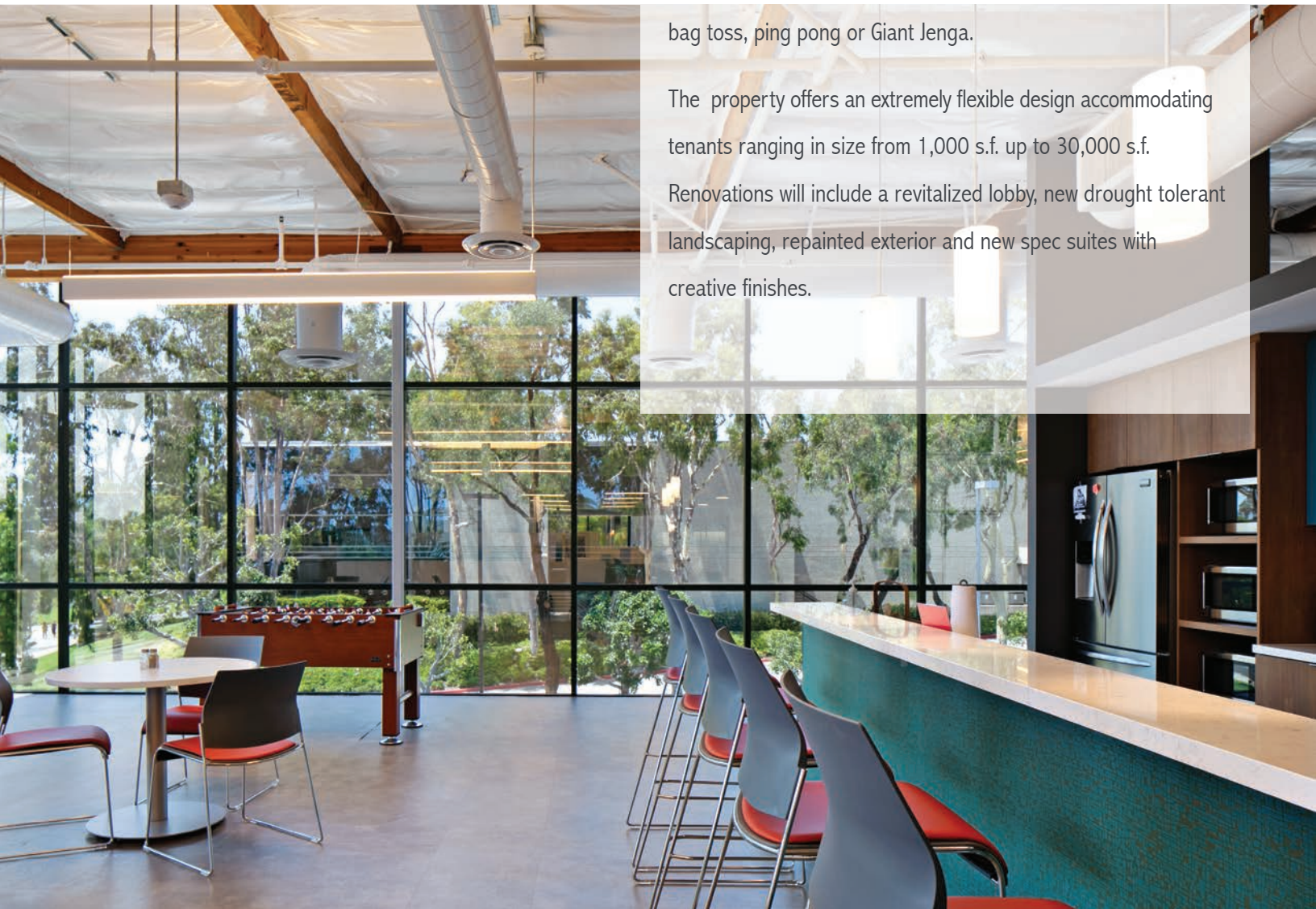
6160 & 6170 CORNERSTONE COURT

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. Renovations will include a revitalized lobby, new drought tolerant landscaping, repainted exterior and new spec suites with creative finishes.





3.8/1,000
Parking Ratio



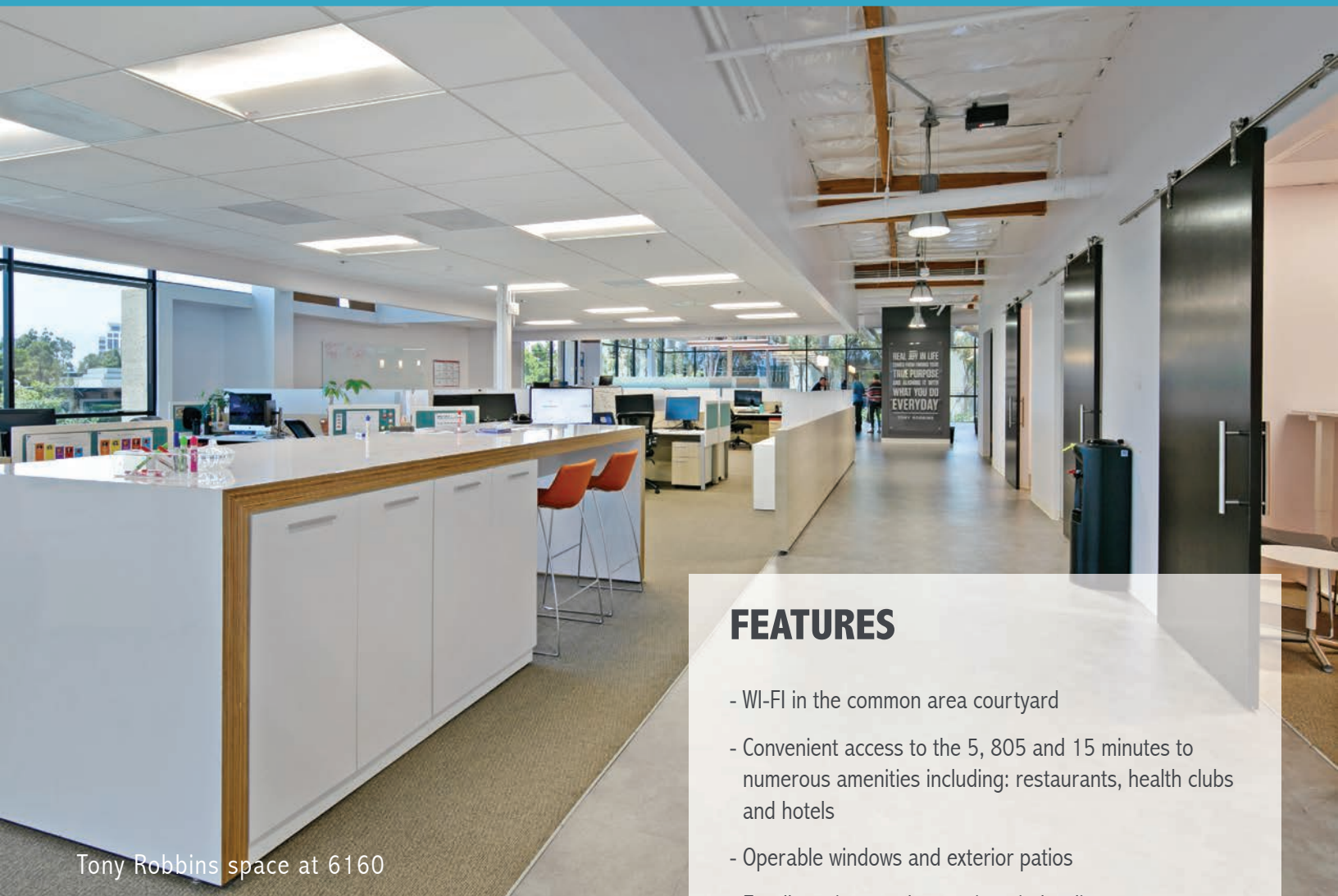
REFRESHED
Outdoor gathering areas



NEW
Painted exterior



SPEC
Suites with creative
finishes



Tony Robbins space at 6160

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 201 | 16,417 SF



<http://bit.ly/6160Ste201>

Future creative spec suite

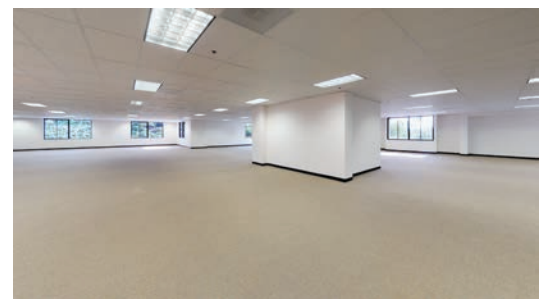
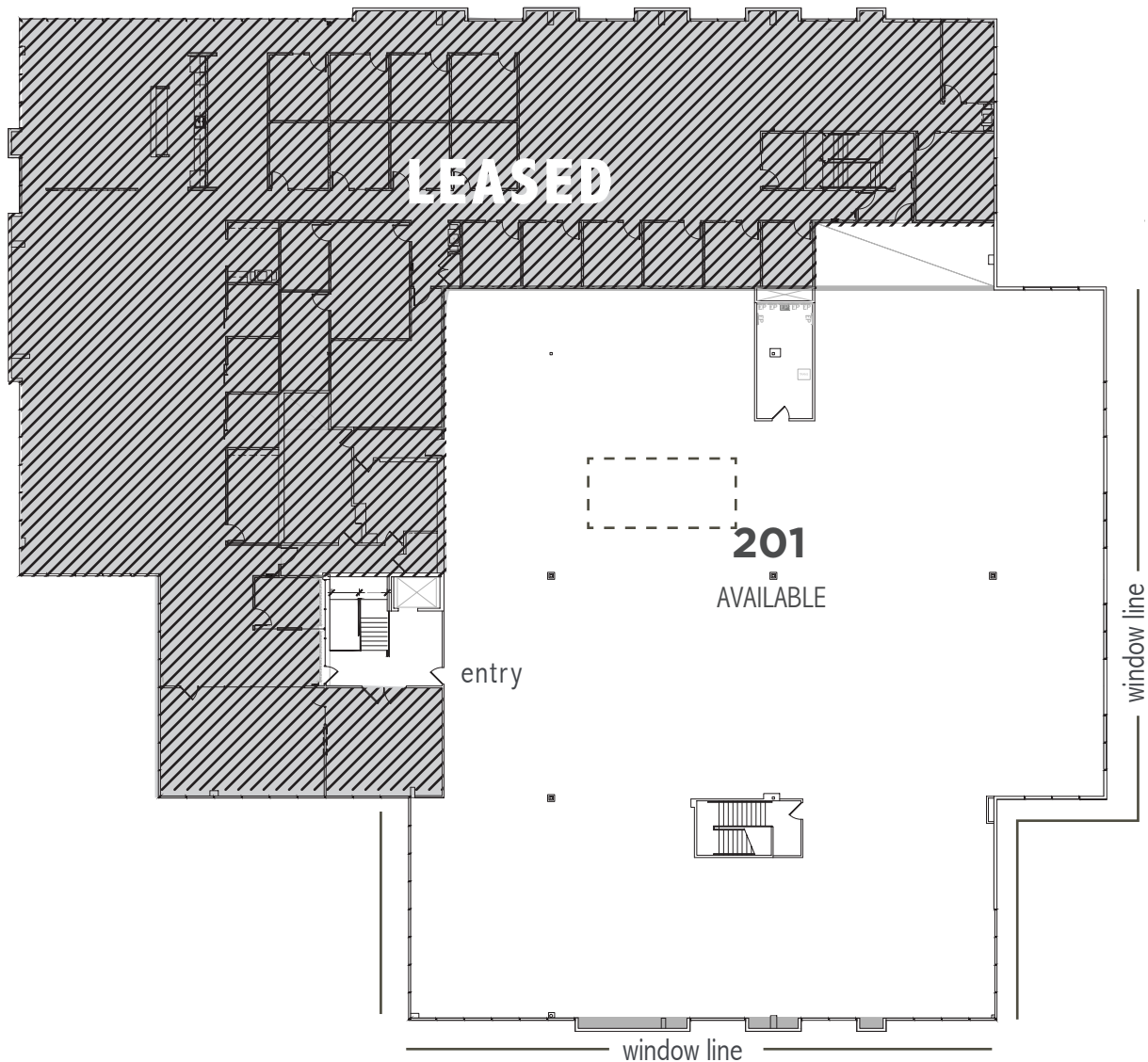
Large efficient floor plate

Extremely low core factor

Warm shell with ceiling and lights

Large skylight within space.

High open/exposed ceilings



6170 CORNERSTONE**SUITE 100 | 3,287 SF**<http://bit.ly/6170Ste100>

Double-door entrances off the main atrium and back parking lot at Suite 100

Primarily open area with breakroom, and two double-door entries

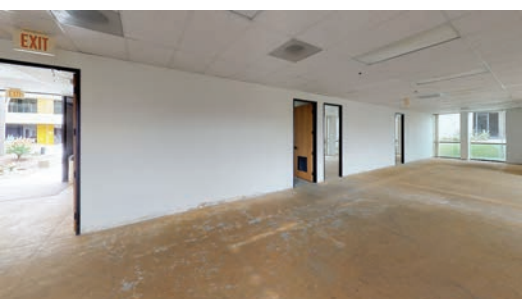
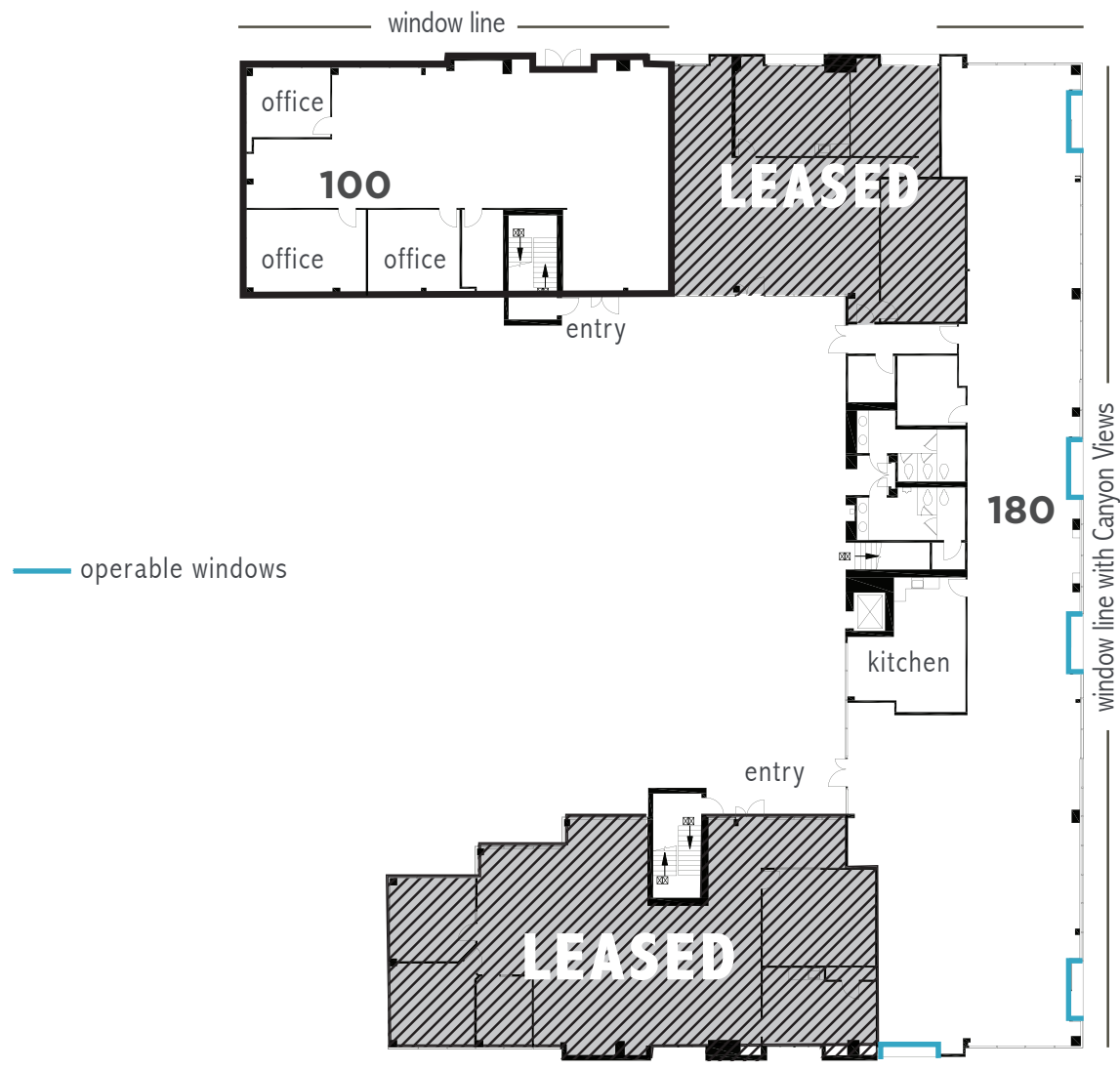
Future creative spec suite

SUITE 180 | 5,731 SF<http://bit.ly/6170Ste180>

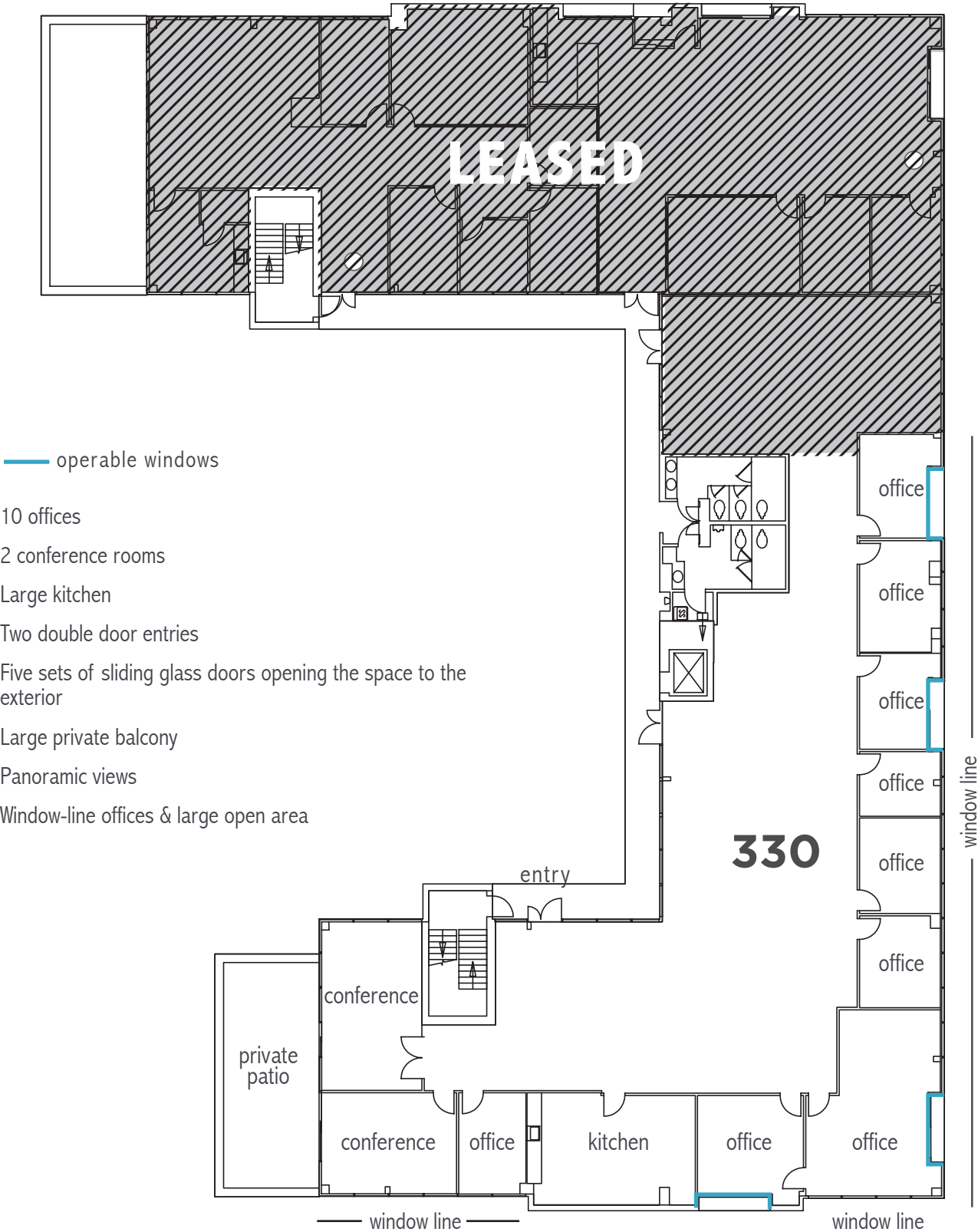
Two double door entries

Four sets of sliding glass door opening the suite up to the exterior

Future creative spec suite



6170 CORNERSTONE SUITE 330 | 6,548 SF







\$110,899

Average household income
within 15 min.



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

12

Pacific Heights Blvd.



CORNERSTONE
PLAZA

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

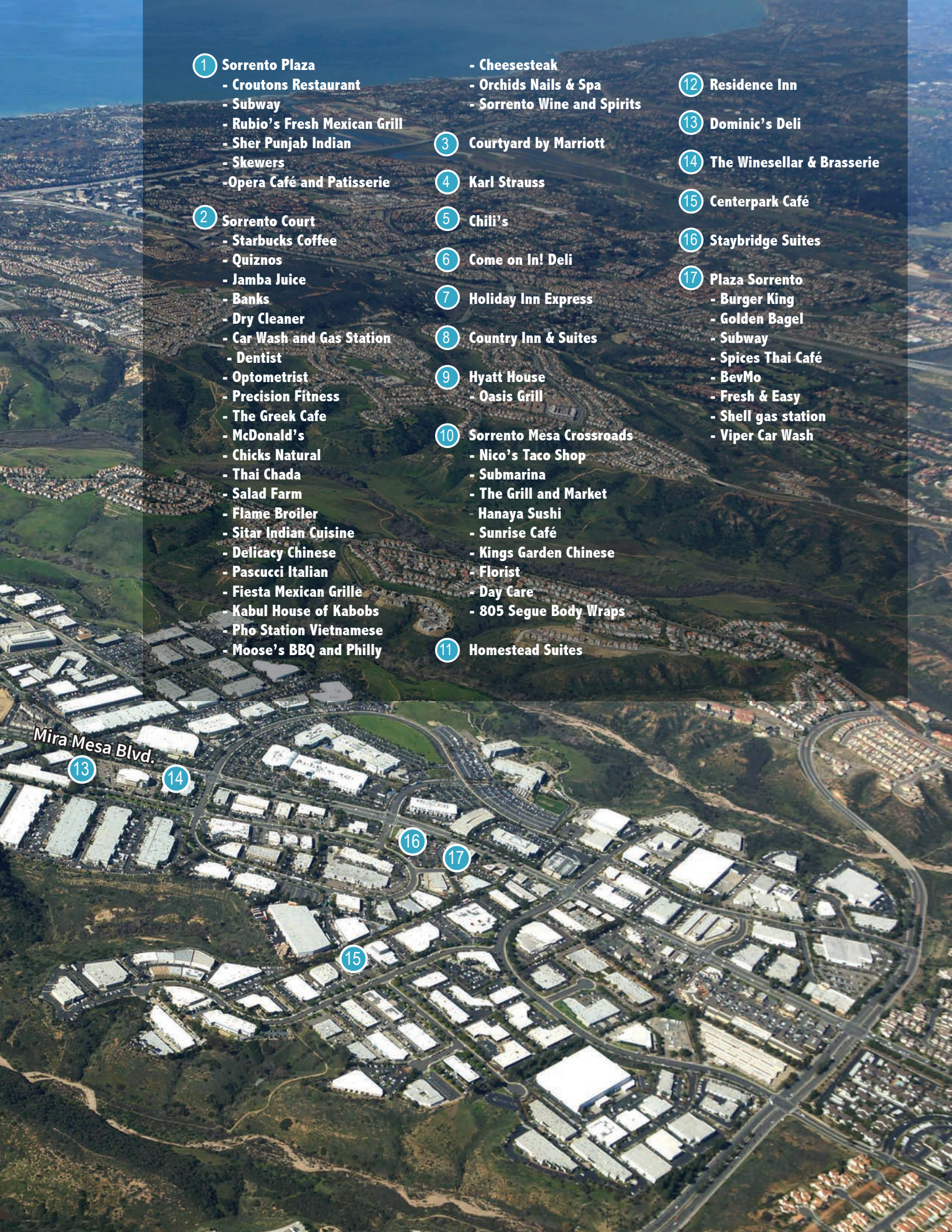
15 Centerpark Café

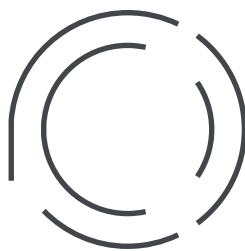
16 Staybridge Suites

17 Plaza Sorrento

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

Mira Mesa Blvd.





CORNERSTONE
PLAZA

BRIDGE
INVESTMENT
GROUP



Tim Olson
858.410.1253
t.olson@am.jll.com
RE Lic. #01364117

Tony Russell
858.410.1213
tony.russell@am.jll.com
RE Lic. #01275372

Although information has been obtained from sources deemed reliable, neither Owner nor JLL makes any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. The Property may be withdrawn without notice. Neither Owner nor JLL accepts any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement regarding this matter, this information is subject to the terms of that agreement. ©2019.Jones Lang LaSalle IP, Inc. All rights reserved.