

# CORNERSTONE HEIGHTS

FOR LEASE

## CORPORATE CENTER

5959

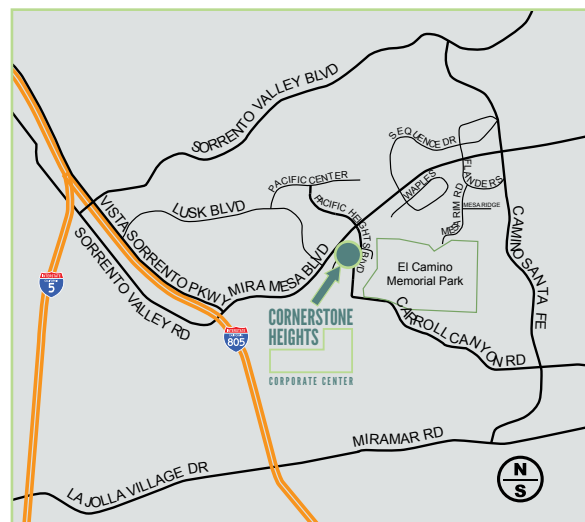
5959 Cornerstone Court West | San Diego, California 92121

### PROJECT OVERVIEW

- Multi-tenant office and flex building totaling 47,345 square feet
- Situated on 2.85 acres, 1 block south of Mira Mesa Blvd
- Borders Cornerstone Court West & Pacific Heights Boulevard
- Building completely refurbished in 2007, including new lobby and common areas, restrooms and HVAC Chillers
- New elevator installed in 2008

### PROJECT SPECIFICATIONS

Parcel Size	2.85 Acres
Zoning	IL-2-1
Year Built/Renovated	1987/2007
Construction Type	Concrete tilt up
Roof	Three ply, built-up roofing system with granulated cap sheets
Parking Ratio	3.7/1,000 USF
HVAC	Closed loop systems with water source heat pumps
Fire Sprinkler	2 gpm/SF per 1,500 square feet of area



#### FOR FURTHER LEASING INFO CONTACT:

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*Information contained herein has been obtained from sources that we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it.*

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## SUITE 250 - 8,708 SF

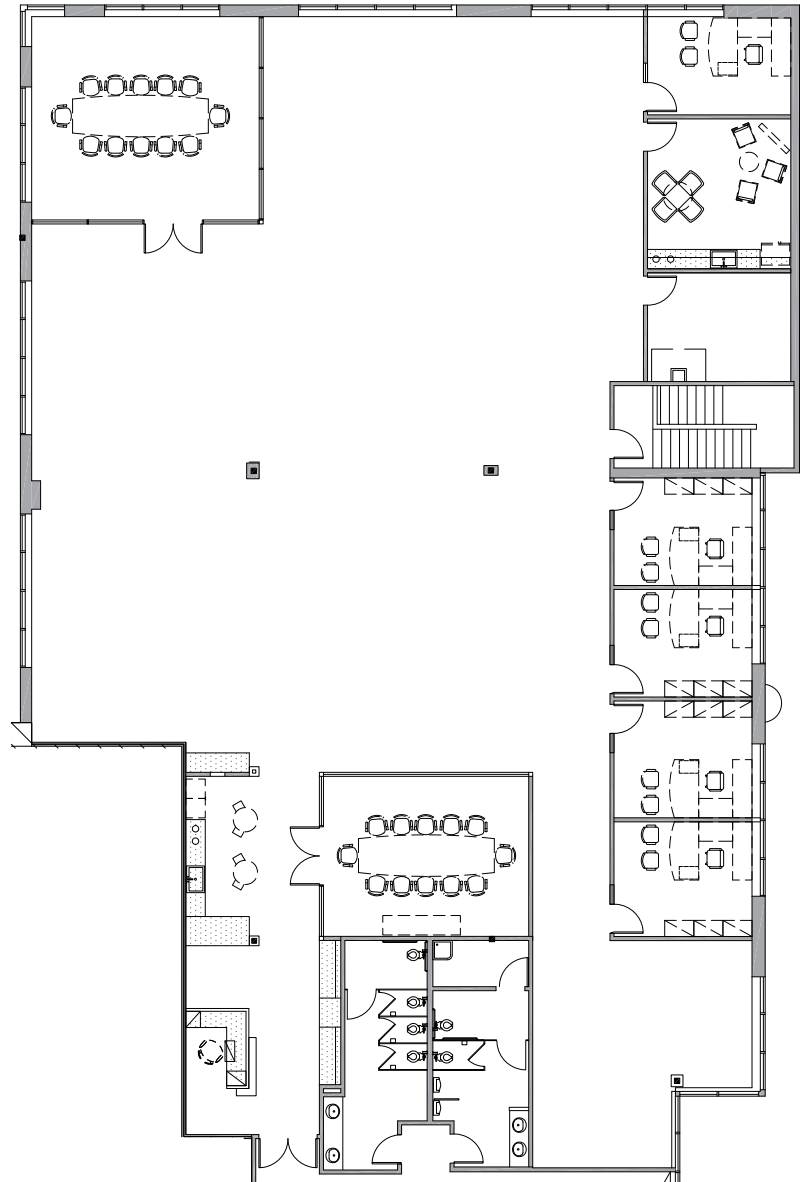
The creative office spec suite consists of a refined industrial/warehouse design including similar materials, taking advantage of the wood ceiling construction and exposed concrete panel walls at the perimeter. The space will include a reception area, 5 private offices, 2 conference rooms, employee lounge, small storage room and server room with the balance of the space open work areas.

### LEASE RATE

\$2.40 PSF, Plus Utilities & Janitorial

### AVAILABLE

Now



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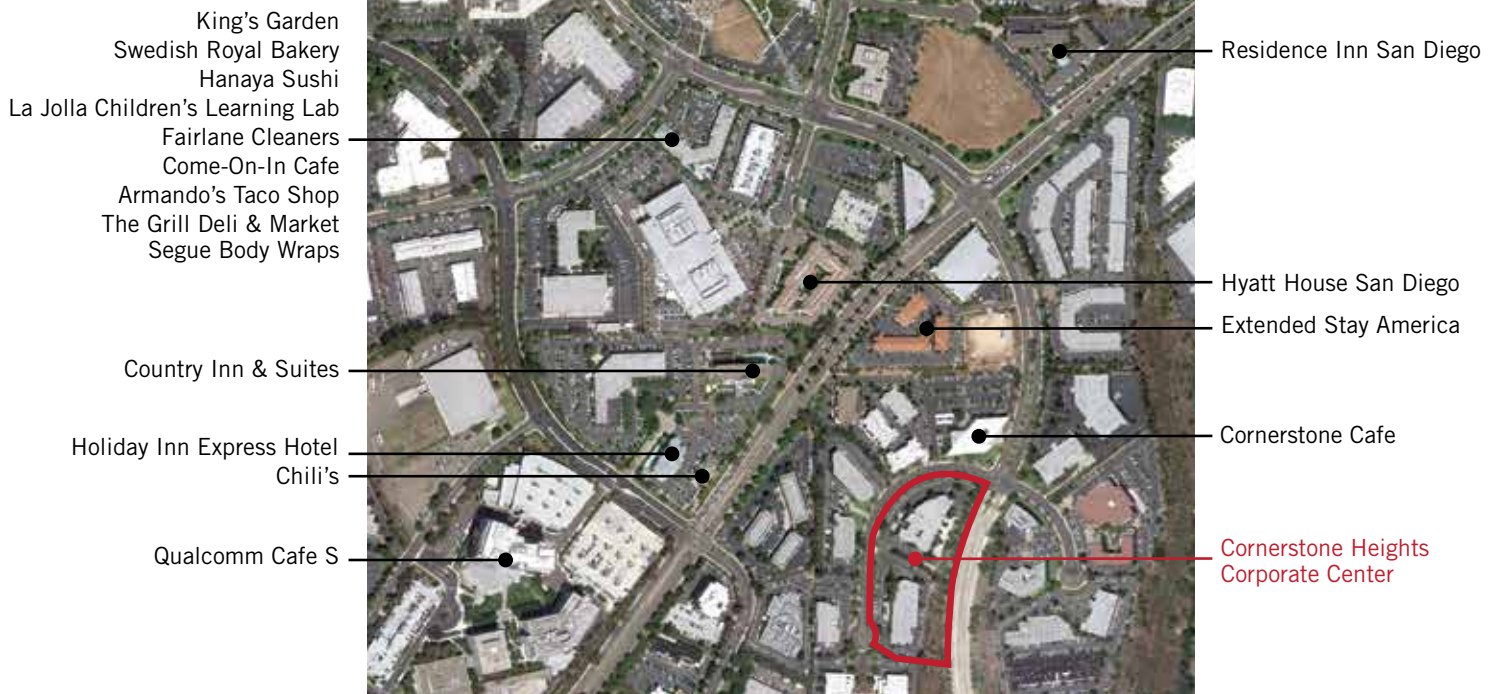
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### AMENITIES AERIAL



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