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INNOVATION PROPERTIES GROUP

# 188 King Street

## PENTHOUSE Plug & Play Office

8,500 SQFT AVAILABLE  
San Francisco, CA

Across the street from the Giants' Oracle Park  
**Reserved Parking Included.**

### Innovation Properties Group

181 2nd Street, San Francisco, CA  
[www.ipgsf.com](http://www.ipgsf.com) | CL 02031924

**Mitchell Hickman** | Senior Associate  
(650) 464-8890 | [mitchell@ipgsf.com](mailto:mitchell@ipgsf.com)  
BRE 02090901

**Charlie Cutler** | Vice President  
(415) 850-4935 | [charlie@ipgsf.com](mailto:charlie@ipgsf.com)  
BRE 02026787





# Space Highlights:

- Fully Furnished, Three-Level Penthouse Loft
- Premier South Beach location across from Giants' Oracle Park
- 22' exposed ceilings with soundproofing throughout
- Floor to ceiling operable windows
- Open space for 60+ workstations
- Nine (9) large conference rooms
- Two (2) medium conference rooms
- Interconnected loft/mezzanine workspace
- Full in-suite kitchen with pantry
- Multiple bathrooms with showers and washer/dryer
- Full balcony with views of Downtown SF
- Dedicated IT area
- Eight (8) accessible means of egress
- Ample storage space throughout
- Direct elevator access
- Direct access to roof deck with SF Bay views
- Full security system with keycard access
- On-site building security + 24/7 Access
- Four (4) reserved parking spaces included
- 3 min walk to Caltrain / 20 min walk to BART

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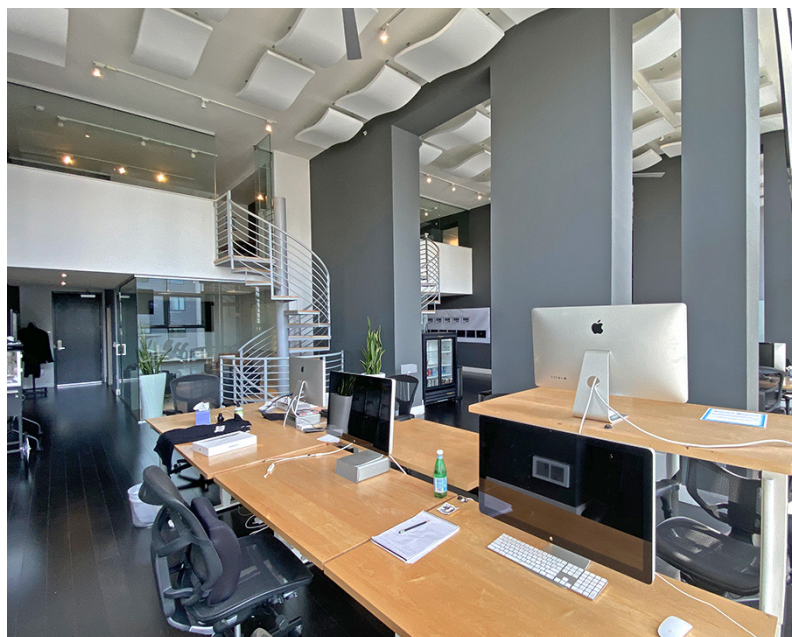
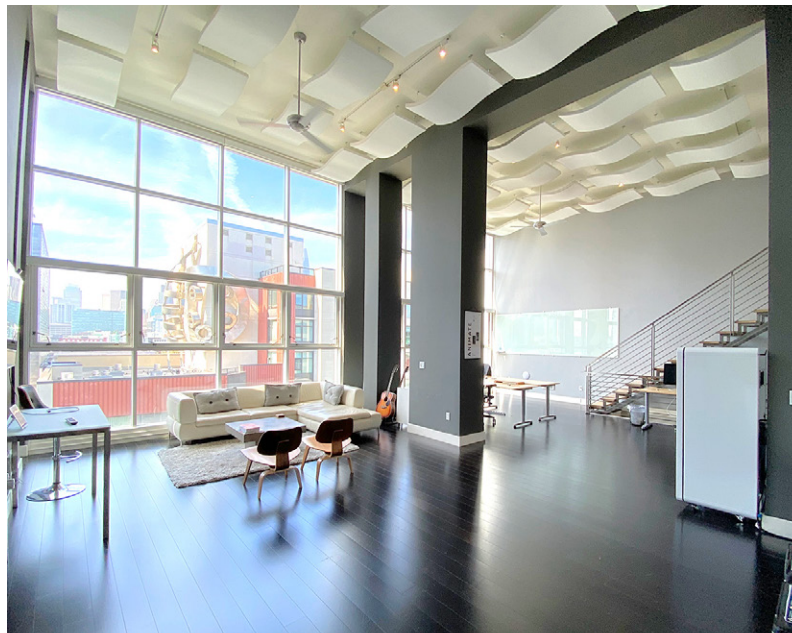
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## Gallery

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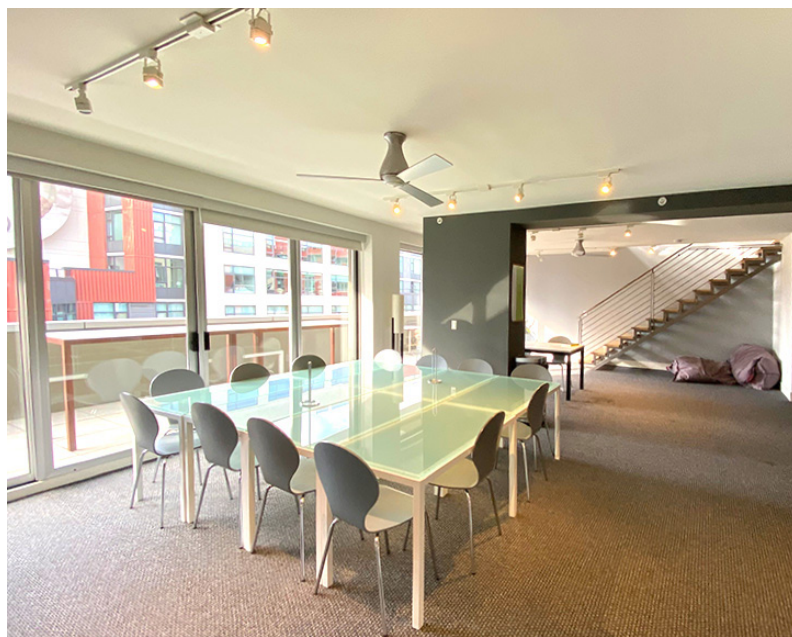
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