

I | P | G

INNOVATION PROPERTIES GROUP

# 25 Broadway

## North Park Creative Plug & Play Sublease

SIZE: 2,729 SF

LEASE EXPIRATION  
SEPTEMBER 2022

San Francisco, CA

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

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BRE 02116566





# 25 Broadway

## Property Highlights:

- Private entrance on Broadway facing the Embarcadero and around the corner from Sydney Walton Park
- High-end finishes - Brand new build out
- Great natural light with floor to ceiling windows
- One (1) Large conference room
- Three (3) private offices/meeting rooms
- Kitchen
- Very efficient floor plan
- LED lighting
- Whiteboard walls in all conference rooms

## Building Highlights:

- Exclusive entrances.
- Low density neighborhood and project.
- Sydney Walton Park at your doorstep that is adorned with art, seating areas, and meeting spaces.
- Tenant clubhouse created to foster community and innovation.
- Walking steps from restaurants, retail, and relaxation.



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# Ferry Building | 3 minute walk



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### Restaurants & Bars

- |                      |                              |
|----------------------|------------------------------|
| 1 Kokkari Estiatorio | 13 Piperade                  |
| 2 Bix                | 14 COI                       |
| 3 Cotogna            | 15 Quince                    |
| 4 Verjus             | 16 Harborview                |
| 5 Coquette           | 17 Slanted Door              |
| 6 Roka Akor          | 18 Starbucks                 |
| 7 Trestle            | 19 Jackson Place             |
| 8 5A5 Steak Lounge   | 20 The Old Ship Saloon       |
| 9 Wayfare Tavern     | 21 Subway                    |
| 10 Osha              | 22 Grumpy's Restaurant & Pub |
| 11 The Battery       | 23 La Mar Cebicheria Peruana |
| 12 Kusakabe          | 24 Waterfront                |

### Bars

- 1 Barbarossa
- 2 Hard Water
- 3 Kell's Irish Pub
- 4 The Cigar Bar
- 5 Comstock Saloon
- 6 Hidden Vine
- 7 15 Romolo
- 8 Patriot House Pub
- 9 Harrington's Bar and Grill

### Commuting Hubs

- 1 Market St. Muni
- 2 Express Bus Stops Waterfront
- 3 Ferry Building

### Additional Amenities

- 1 Bay Club - Gym
- 2 Bay Club - Fitness Center
- 3 Carbon Health
- 4 The Gateway Theatre

### Retail

- |                 |                           |
|-----------------|---------------------------|
| 1 Allbirds      | 10 Zimmerman              |
| 2 Theory        | 11 Pia                    |
| 3 Shinola       | 12 Roth's                 |
| 4 Eden & Eden   | 13 Last Coast Outfitters  |
| 5 Fjallraven    | 14 SAFEWAY                |
| 6 Filson        | 15 Two Furnish            |
| 7 LOFT          | 16 Granger Business forms |
| 8 Aesop         | 17 Exploratorium          |
| 9 Isabel Marant | 18 Gap                    |

